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WARRANTY DEED

MAZAMA REALTY, INC., an Oregon corporation, Grantor,
conveys and warrants to LEONARD C. WILDER and CANDACE J. WILDER,
husband and wife, Grantees, the following described real property
free of all encumbrances, except as specifically set forth herein:

Lot 63 of VALTA GARDENS, according to the official
plat thereof on file in the office of the County
Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements
of record and those apparent on the land;
2. Liens and assessments of Klamath Project and Enter-
prise Irrigation District, and regulations, easements, contracts,
water and irrigation rights in connection therewith;
3. Any unpaid charges or assessments of Enterprise
Irrigation District;
4. Rules, regulations, and assessments of South Suburban
Sanitary District;
5. Reservations and restrictions contained in the dedi-
cation of Valta Gardens, as follows: "...subject to the set-back
lines as shown on annexed plat and an easement over all lots for
future sewers or utilities along the back line of all lots;"
6. Reservations and restrictions contained in deed from
Harvey C. Martin, et al, to John Hamstreet and Kathleen Hamstreet,
husband and wife, dated March 20, 1947, recorded June 11, 1947,
in Vol. 207 page 303, records of Klamath County, Oregon, as
follows: "... 2. Principal buildings shall be single family
dwellings with not less than 650 floor feet, temporary structures
and occupancy of same for living quarters shall not be permitted.
3. House shall be of standard construction with floor plans and
designs meeting with grantors approval. 4. No buildings shall
be located nearer to the front tract line than 30 feet, or nearer
to the side tract line than 5 feet, the line restrictions shall
not apply to garages or other buildings in the rear. 5. Subject
however to an easement for ditches and pipe lines to convey water
for irrigation and domestic use for benefit of property owners.
Said ditch and pipe lines would follow as near as possible property
lines. 6. Tract shall not be subdivided. 7. Animals shall be
restricted to household pets. Fowls limited to 150.

The true and actual consideration paid for this conveyance
is \$16,800.00.

WITNESS Grantor's hand this 6th day of February,
1974.

WARRANTY DEED, PAGE ONE.

FEB 6 4 34 PM 1974

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MAZAMA REALTY, INC., an Oregon
corporation

By: Harold E. Young President

By: Sheldon J. Wood Secretary

STATE OF OREGON)
County of Klamath) ss.

Personally appeared HAROLD E. YOUNG and THEODORE J. PADDOCK, who, being duly sworn, each for himself and not one for the other, did say that the former is the President and that the latter is the Secretary of MAZAMA REALTY, INC., an Oregon corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/2/97

Unless a change is requested all
tax statements shall be sent to the
following address:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. Leonard C. Wilder
4615 Clinton Street
Klamath Falls, Oregon 97601

WARRANTY DEED, PAGE TWO.

STATE OF OREGON,
County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO

on this 6th day of FEBRUARY A.D. 1974

at 4:37 o'clock PM, and duly

recorded in Vol. M 74 of DEEDS

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Wm. O. MILNE, County Clerk

By W. J. D. D. D. Deputy

Fee \$ 4.00