

A-24276

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WARRANTY DEED

KENNETH E. OTT and KATHERINE C. OTT, husband and wife, Grantors convey and warrant to EDWARD F. CANTY and EDNA MAY CANTY, husband and wife, Grantees, the following described real property situated in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 6 in Block 8 of TRACT NO. 1037, FIFTH ADDITION TO SUNSET VILLAGE, 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 and easements of record and those apparent on the land.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of the Enterprise Irrigation District.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Conditions and Restrictions shown on the plat of Tract No. 1037, Fifth Addition to Sunset Village, and reservations and restrictions contained in the dedication of said subdivision, as follows: "...said plat subject to: (1) easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage, (2) no changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns, (3) building set-back lines as shown on the annexed plat, (4) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
6. Declaration of Conditions and Restrictions for Fifth Addition to Sunset Village recorded July 13, 1972, in Vol. M72 page 6318, Microfilm records of Klamath County, Oregon.
7. Trust Deed, including the terms and provisions thereof, given by Kenneth E. Ott and Katherine C. Ott, husband and wife, as grantors, to William Ganong, Jr., as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, dated February 28, 1973, recorded March 1, 1973, in Vol. M73 page 2135, Microfilm records of Klamath County, Oregon, to secure the payment of \$28,000.00, which Grantees assume and agree to pay.

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The true and actual consideration paid for this conveyance is \$39,500.00.

WITNESS Grantors' hands this 19 day of March, 1974.

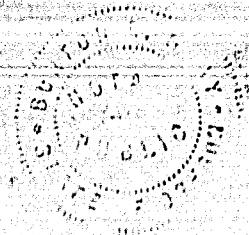
Kenneth E. Ott

Katherine C. Ott

STATE OF OREGON)
County of Klamath) ss.

Personally appeared KENNETH E. OTT and KATHERINE C. OTT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 19th day of March, 1974.



Burton E. Gray
NOTARY PUBLIC FOR OREGON
My Commission Expires: June 16, 1974

Unless a change is requested, all tax statements shall be sent to the following address: First Federal Savings & Loan Association
South Sixth Street Branch
2943 South Sixth Street
Klamath Falls, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.
KLAMATH COUNTY TITLE CO

Filed for record at request of Ret. Burton Gray Realty
this 19th day of MARCH A. D. 19 74 at 3:32 o'clock P.M., and
duly recorded in Vol. M. 74, of DEEDS on Page 3533.
FEE \$ 14.00

Wm D. MILNE, County Clerk

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