

A-24702 01-09659

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WARRANTY DEED

JACK L. SEXTON and NANCY J. SEXTON, husband and wife, the

Grantors, convey and warrant to IDA LEA CUNNINGHAM the

Grantee, the following described real property free of all en-

cumbrances, except as specifically set forth herein:

The following described real property located in Klamath County, Oregon:

Lot 6 in HOMELAND TRACTS NO. 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;

2. Taxes for 1974-75 are now a lien, but not yet payable;

3. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith;

4. Any unpaid charges or assessments of Enterprise Irrigation District;

5. Rules, regulations and assessments of South Suburban Sanitary District;

6. Reservations contained in the dedication of Homeland Tracts No. 2;

7. Reservations contained in deed from F. C. Adams and Gladys T. Adams, husband and wife, to Francis F. Smith and Cordia A. Smith, husband and wife, dated April 1, 1946, recorded April 12, 1948, in Vol. 219 page 144, Deed records, as follows: "subject however, to all right of way and easement of the Enterprise Irrigation District and subject to the right of the grantors, their heirs and assigns, to construct and maintain on and across the said premises so granted irrigation and drain ditches and the right to enter upon said premises for the purpose of constructing and maintaining such ditches, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower, this conveyance, however, is made with the further consideration that the grantee, heirs, or assigns will not construct nor erect any residence on the said premises, the first cost of which shall be less than \$1,000.00."

The true and actual consideration paid for this conveyance is \$29,900.00.

WITNESS Grantors' hands this 15th day of July, 1974.

STATE OF OREGON }

County of Klamath }

WARRANTY DEED, PAGE ONE.

ss.

Jack L. Sexton
Nancy J. Sexton

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Personally appeared JACK L. SEXTON and NANCY J. SEXTON,
husband and wife, and acknowledged the foregoing instrument to be
their voluntary act and deed.

BEFORE ME:

Richard Owens
Notary Public for Oregon
My Commission Expires: 5-14-76

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

First Federal Savings & Loan
Association
540 Main Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Mrs. Ida Lea Cunningham
Rt. 2 Box 712
Lakeview Highway
Klamath Falls, Oregon 97601

STATE OF OREGON, COUNTY OF KLAMATH, ss.
Filed for record at request of Klamath County Title Co.
this 15th day of JULY A.D. 1974 at 4:20 o'clock P.M., and
is recorded in Vol. 1174 of DEEDS on Page 8631
Wm D. MILNE, County Clerk
By *Harold Brazill*

WARRANTY DEED, PAGE TWO.