

98279

WARRANTY DEED  
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LOUIE SIDNEY ROQUES and JUDY KATHLEEN ROQUES, husband and wife, Grantors, convey and warrant to RICHARD L. BYRAM and COLLEEN J. BYRAM, husband and wife, Grantees, the following described real property located in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 4 in Block 2 of CASA MANANA, 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. Rules, regulations, assessments of South Suburban Sanitary District;
3. Reservations and restrictions in deed from Pete Sather and Helc Sather, to Boyd F. Sprague and Georgiana G. Sprague, husband and wife, dated September 27, 1946, recorded August 11, 1950, in Deed Volume 241, page 192, records of Klamath County, Oregon, as follows: "... but reserving unto grantors, easement for irrigation ditch purposes for benefit of lands of grantors lying South of said described premises."
4. Reservations, conditions, restrictions and setback lines in the dedication and on the plat of Casa Manana.
5. Building and Use Restrictions, including the terms and provisions thereof, as set forth in that certain Declaration, dated May 10, 1963, recorded May 10, 1963 in Miscellaneous Volume 14 page 480, records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$23,250.00.

WITNESS Grantors' hands this 20 day of February, 1975.

*Louie Sidney Roques*

*Judy Kathleen Roques*

STATE OF OREGON            )  
County of Klamath        ) ss.

Personally appeared LOUIE SIDNEY ROQUES and JUDY KATHLEEN ROQUES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

WARRANTY DEED, PAGE ONE.

RECEIVED  
FEB 21 1975

9:30 am

BEFORE ME:

*Susan Kay Way*  
 Susan Kay Way  
 Notary Public for Oregon  
 My commission expires 6/4/97

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO  
 this 21st day of FEBRUARY A. D. 19 75 at 9:30 o'clock A. M., and  
 duly recorded in Vol. M 75, of DEEDS on Page 2125

FEE \$ 4.00

Wm. D. MILNE, County Clerk

By *Hazel Drazile*

AFTER RECORDING RETURN TO:

Mr. and Mrs. Richard L. Byram

*527 Pearl*  
*Klamath Falls, Oregon*  
*97601*

WARRANTY DEED, PAGE TWO.