

28-8513

98655

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WARRANTY DEED

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28-8513

CHARLES A. FISHER, Grantor conveys and warrants to GARY L. WEST and ANITRA M. WEST, husband and wife, Grantees, the following described real property located in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The Northwesterly 80 feet of Lot 13 in WINEMA GARDENS, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of South Suburban Sanitary District;
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Gardens;
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 15, 1959, in Book 13 at page 472, Miscellaneous Records and modified by an instrument recorded May 26, 1960, in Book 321 at page 440, Deed Records;
5. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 2, 1944, in Book 164 at page 406, Deed Records as follows:

"Rights of way for irrigation and drainage ditches are hereby reserved. Not more than 2 hogs shall be kept on said premises at any time."
6. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 13, 1951, in Book 248, at page 397, Deed Records, as follows: "Not more than two hogs shall be kept on said premises at any one time."

The true and actual consideration paid for this conveyance is \$25,000.00.

WITNESS Grantor's hand this 6 day of March, 1975.

Charles A. Fisher

STATE OF OREGON )  
County of Klamath ) ss.

MAR 6 - 1975

RECORDED

3:50 pm

Personally appeared CHARLES A. FISHER and  
acknowledged the foregoing instrument to be his voluntary  
act and deed.

BEFORE ME:

*Susan Kay Way*  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/4/87

NOTARY PUBLIC FOR OREGON  
My Commission Expires:

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. Gary L. West  
*1735 Carlson Street*  
*Klamath Falls Oregon*  
*97601*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of **TRANSAMERICA TITLE INS. CO**  
this 6th day of March A.D. 1975 at 3:50 P. M., and  
duly recorded in Vol. M 75, of KRM DEEDS on Page 2628

FEE \$ 4.00

Wm D. MILNE, County Clerk  
By *Harold Draper*

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