

1347

WARRANTY

Vol. 75 Page 6192

DEED

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A 25-117

JAN LEE COX and NANCY K. COX, husband and wife, Grantors, convey and warrant to WILLIAM MICHAEL KISER and SUSAN L. KISER, husband and wife, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

The East 70 feet of Lot 20 of DEBIRK HOMES, according to the official plat thereof on file in the records of 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 Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith;
3. Rules, regulations and assessments of South Suburban Sanitary District;
4. Protective Covenants of Debirk Homes, executed by Lawrence Birk, et al, dated June 30, 1958, recorded July 15, 1958, in Volume 301, of Deeds, page 56, records of Klamath County, Oregon;
5. Reservations and restrictions contained in the dedication of Debirk Homes and amendment thereto and Modification of Building Restrictions in Dedication as shown on Exhibit "A", attached.

The true and actual consideration paid for this conveyance is \$23,500.00.

WITNESS Grantors' hands this 19 day of May, 1975.

Jan Lee Cox  
Nancy K. Cox

STATE OF OREGON        )  
County of Klamath    ) ss.

Personally appeared JAN LEE COX and NANCY K. COX, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Bradford S. Hall  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: Feb 3 '79

WARRANTY DEED, PAGE ONE.

RECEIVED JUN 3 1975

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

First Federal S/Loan  
540 Main Street

## AFTER RECORDING RETURN TO:

Mr. and Mrs. Kiser  
31 Pine street  
Klamath Falls, OR

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KL MATH COUNTY TITLE CO

this 3rd day of JUNE A. D. 19 73 at 4:00 o'clock P M., and  
duly recorded in Vol. M 75, of DEEDS on Page 6192

FEE \$ 4.00

Wm D. MILNE, County Clerk

By Hazel Brazil

WARRANTY DEED, PAGE TWO.