

2239

WARRANTY DEED

JACK O. ZIRKLE and BETTY L. ZIRKLE, husband and wife, Grantors convey and warrant to DAVID L. BERGMANN and LENORE D. BERGMANN, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances except as specifically set forth herein:

Lots 52 and 53 in Block 14 ST. FRANCIS PARK,
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 Enterprise Irrigation District;
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
4. Reservations in dedication of St. Francis Park, as follows: "The right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, and boulevards and lots."
5. Reservations and restrictions as shown in deed from Geo. S. Rusco, et ux., to George F. Hayes, et ux., dated December 16, 1943 and recorded January 7, 1944 in Book 161 at page 216 of Deed Records of Klamath County, Oregon, as follows: "Subject to any and all easements of record in connection with the recorded plat and subject to any and all liens or claims by reason of said real estate being in any irrigation district. Also subject to the following restrictions, but omitting restrictions, if any, based on race, color, religion or national origin:
 - 1) The value of dwelling houses to be considered on said property shall be in the amount of not less than \$2,000.00 of approved floor plans, designs and mode of construction to be approved by Grantors or assigns.
 - 2) The principal buildings shall be built on a building line 25 feet from property lines fronting streets and no permanent fences or other buildings shall be built nearer the street than the front line of the building.
 - 3) Grantee or successors are not to reconvey or lease said real property to any person of Negro, Chinese or Japanese blood."
 4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of St. Francis Park.

The true and actual consideration paid for this conveyance is \$22,500.00.

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RECEIVED JUN 27 1945

3.50 *gmc*

WITNESS Grantors' hands this 27 day of June, 1975.

Jack O. Zirkle
Betty L. Zirkle

STATE OF OREGON)
) ss.
 County of Klamath

Personally appeared JACK O. ZIRKLE and BETTY L. ZIRKLE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
 Susan Kay Way
 Notary Public for Oregon
 My commission expires 6/16/97
 NOTARY PUBLIC FOR OREGON
 My Commission Expires:

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

Department of Veteran's Affairs
 1225 Ferry Street, S. E.
 Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. David L. Bergmann
 2254 Home Street
 Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of TRANSAMERICA TITLE INS. CO
 this 27th day of June A. D. 1975 at 3:50 o'clock P. M., and
 duly recorded in Vol. M 75, of DEEDS on Page 7314
 FEE \$ 4.00

Wm D. MILNE, County Clerk
 By *Hazel Dray*