

A-25881

2797 WARRANTY DEED 74/ 8093  
\*\*\*\*\* Vol. 75 Page

CLARENCE L. NEALY and KRISTINE J. NEALY, husband and wife, Grantors convey and warrant to STEVEN G. REEVES and LAVONNE M. REEVES, 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:

RECEIVED  
JUL 16 1975  
2:45 pm

The North 100 feet of the South 200 feet of Lot 2 in Block 1 of HOMELAND TRACTS, 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. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith;
3. Any unpaid charges or assessments of the Enterprise Irrigation District;
4. Rules, regulations, and assessments of the South Suburban Sanitary District;
5. Reservations and restrictions in the dedication of Homeland Tracts;
6. Reservations and restrictions in deed from F. C. Adams, et ux., to Mable Nielsen, dated September 19, 1947, recorded September 22, 1947, in Volume 211 of Deeds, page 414, records of Klamath County, Oregon, as follows: "... 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 drainage ditches and the right to enter upon said premises for the purpose of constructing and maintaining such ditches, together with all and singular ... 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 use the premises for other than residential uses and will not construct nor erect any residence on the premises for first cost of which shall be less than \$1,000.00"
7. Taxes for 1975-76 are now a lien, but not yet payable;

The true and actual consideration paid for this conveyance is \$22,750.00.

WITNESS Grantors' hands this 15<sup>th</sup> day of July, 1975.

Clarence L. Nealy  
Kristine J. Nealy

8094

STATE OF OREGON }  
County of Klamath } ss.

Personally appeared CLARENCE L. NEALY 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 6/14/1977

NOTARY PUBLIC FOR OREGON  
My Commission Expires:

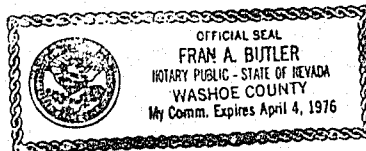
STATE OF NEVADA }  
County of Washoe } ss.

Personally appeared KRISTINE J. NEALY and acknowledged  
the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

*Fran A. Butler*  
NOTARY PUBLIC FOR NEVADA  
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. Steven G. Reeves  
*2454 Patterson Street*  
*Klamath Falls, Oregon*  
*97601*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO  
this 16th day of JULY A. D. 1975 at 3:45 o'clock P.M., and  
duly recorded in Vol. M 75, of DEEDS on Page 8093

FEE \$ 6.00

Wm. D. MILNE, County Clerk  
By *Wm. D. Milne*

WARRANTY DEED, PAGE TWO.