

A-26031

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9000

## WARRANTY DEED

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AUG 4 1975

RECEIVED

HARRY EDWIN JOHNSON, JR. aka, HARRY E. JOHNSON, JR. and CATHERINE K. JOHNSON, husband and wife, Grantors, convey and warrant to ROBERT L. HARSHBARGER and RITA G. HARSHBARGER, 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 84 of MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, 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. Taxes of 1975-76 are now a lien, but not yet payable;
3. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith;
4. Reservations and restrictions contained in the dedication of Merryman's Replat of Vacated Portion of Old Orchard Manor, as follows: "Subject to all of the conditions and restrictions made for the original plat of Old Orchard Manor contained in that certain "Declaration of Conditions and Restrictions" recorded in Klamath County, Deed Records, Volume 245, page 361."
5. Building Restrictions as shown on the plat of Merryman's Replat of Vacated Portion of Old Orchard Manor, as follows: "(1) Lots are for residential purposes only and are limited to one residence per lot. (2) Easements for installation and maintenance of utilities and drainage are reserved in 7.0 foot strips of land along the rear of all lots.";
6. A 20-foot building set-back line as shown on the plat of Merryman's Replat of Vacated Portion of Old Orchard Manor;
7. Mortgage, including the terms and provisions thereof, executed by Harry Edwin Johnson, Jr., aka, Harry E. Johnson, Jr. and Catherine K. Johnson, husband and wife, to the State of Oregon, represented and acting by the Director of Veteran's Affairs, dated June 6, 1975, recorded June 9, 1975, in Volume M75 page 6435, Microfilm records of Klamath County, Oregon, to secure the payment of a promissory note dated June 6, 1975, in the amount of \$26,125.00, which said Mortgage Grantees agree to assume and pay as the same becomes due and payable, holding the Grantors harmless therefrom.

The true and actual consideration paid for this conveyance is \$28,625.00.

WITNESS Grantors' hand this 31st day of July, 1975.

*Harry Edwin Johnson Jr. AHA*  
*Harry E. Johnson Jr.*  
*Catherine K. Johnson*

WARRANTY DEED, PAGE ONE.

STATE OF OREGON       )  
                               ) ss.  
 County of Klamath    )

Personally appeared HARRY EDWIN JOHNSON, JR. aka, HARRY E. JOHNSON, JR. and CATHERINE K. JOHNSON, 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 6/4/97

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 Filed for record at request of KLAMATH COUNTY CLERK CO  
 this 4th day of AUGUST A. D. 19 75 at 1:30 o'clock P.M., and  
 duly recorded in Vol. M 75, of DEEDS on Page 9000  
 FEE \$ 6.00       Wm D. MILNE, County Clerk  
 By *Hayd Chazal*

AFTER RECORDING RETURN TO:

Klamath County Title Co.  
 422 Main St.  
 Klamath Falls, Oregon