

A - 25984

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3654

Until a change is requested, all tax statements shall be sent to the following address: 615 N. Lincoln
D. F. S.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BLAKE D. BERVEN and MARILYN S. BERVEN, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by GUY BARTON and MILDRED BARTON, husband and wife, hereinafter called the grantees, as tenants by the entirety, do hereby grant, bargain, sell and convey unto the said grantees, their heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 10 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

(1) Reservations and restrictions contained in the dedication of Loma Linda Heights, as follows: "Subject to a 20 foot minimum set-back line as shown, said set-back line being variable subject to the approval of the City of Klamath Falls, Planning Commission, also subject to a six-foot easement along the back of each lot for future sanitary sewers and public utilities."

(2) Declaration of Conditions and Restrictions, given by John F. Glubrecht and Leah B. Glubrecht, first parties, to the Public, dated August 4, 1955, recorded August 5, 1955, in Deed Volume 276 page 330, and amendment thereof dated December 1, 1955, recorded January 5, 1956, in Deed Volume 280 page 263, records of Klamath County, Oregon.

(3) Right of way, including the terms and provisions thereof, conveyed to The California Oregon Power Company, dated October 17, 1956, recorded October 23, 1956, in Deed Volume 287 page 400, records of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And said grantors hereby covenant to and with said grantees, their heirs and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances (except as noted above), and that grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer,

WARRANTY DEED (1)

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stated in terms of dollars, is \$43,000.00.

WITNESS grantors' hands this 27 day of July, 1975.

Blake D. Berven
Marilyn S. Berven

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 27th day of July, 1975, personally appeared the above-named BLAKE D. BERVEN and MARILYN S. BERVEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Richard Owens
Notary Public for Oregon
My Commission Expires: 5-14-76

(S E A L)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 8th day of AUGUST 1975 at 4:30 P.M.

duly recorded in Vol. M 75, of DEEDS, on Page 9304

SEE \$ 6.00

Wm D. MILNE, County Clerk

By Harold Craig

Ret to
Mr + Mrs Guy Barton
7411 So 6th
K.F.C

WARRANTY DEED (2)