

A-26236

5327

WARRANTY DEED

CLAM 11633

BENJAMIN F. BALME and LENOR BALME, husband and wife, Grantors
convey and warrant to WALTER J. JENDRZEJEWSKI and GENEVA L.
JENDRZEJEWSKI, husband and wife, Grantees, the following
described real property located in Klamath County, Oregon,
to-wit:

Lot 13 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, restrictions, rights of way, easements
of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet due
and payable;
3. Reservations and restrictions 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."
4. Declaration of Conditions and Restrictions executed
by John F. Glubrecht et ux to the Public, dated August 4, 1955,
recorded August 4, 1955, in Deed volume 276, page 330, as amended
by Amendment to Declaration of Conditions and Restrictions,
dated December 1, 1955, recorded January 5, 1956, in Deed Volume 280
page 263, records of Klamath County, Oregon, as shown in Exhibit
A.
5. Easement for Transmission line, including the terms
and provisions thereof, executed by John F. Glubrecht and Leah
B. Glubrecht, husband and wife, and the California Oregon Power
Company, a California corporation, dated October 17, 1956, recorded
October 23, 1956, in Deed Volume 287, page 400, records of Klamath
County, Oregon.
6. Agreement for hot water well, including the terms
and provisions thereof, by and between Beatrice M. Beane, a widow
and Robert Thompson and Kathleen Thompson, husband and wife, dated
April 17, 1959, recorded May 4, 1959, in Deed Volume 312, page 186
records of Klamath County, Oregon.

The true and actual consideration paid for this
conveyance is \$50,000.00.

WITNESS Grantors' hands this 24 day of September, 1975.

[Signature]
[Signature]

WARRANTY DEED, PAGE ONE.

75 SEP 25 AM 11 36

11634

STATE OF OREGON }
County of Klamath } ss.

Personally appeared BENJAMIN F. BALME and LENOR
BALME, husband and wife, and acknowledged the forgoing 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:

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 Title
this 25 day of Sept 1975 at 11:36 o'clock A M.
duly recorded in Vol. M 75, at deed on Page 11633
By *Andy Behn* Wm. D. Milne, County Clerk
6.00

AFTER RECORDING RETURN TO:

Mr. and Mrs. Walter J. Jendrzewski
602 Loma Linda Drive
Klamath Falls, Oregon 97601

WARRANTY DEED, PAGE TWO.

together with
with the pre-
ventilating, ven-
covering, built
installed in or o
replacement of
land, and all of
to secure the pay
(\$29,000.00)