

A-26313

Vol. 1175 Page 13052

6322 WARRANTY DEED

TOM HOUSE and JUNEVE M. HOUSE, husband and wife, Grantors, convey and warrant to LAWRENCE I. DEPUE and COLEEN R. DEPUE, 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:

Lot 36 in Block 1 of FIRST ADDITION TO KELENE GARDENS, 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 and due and payable;
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith;
4. Rules, regulations and assessments of South Suburban Sanitary District;
5. Reservations and restrictions contained in the dedication of First Addition to Kelene Gardens, as follows: "Said plat to be subject to the following restrictions: (1) Building setback lines as shown on the annexed plat. (2) Utility easements as shown on the annexed plat for all present and future utilities and perpetual right of way for ditches to convey irrigation, water and said easements to provide ingress and egress for construction and maintenance for said utilities, with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner. (3) The use of the land is for residential purposes only and is limited to one residential building per lot. (4) Architectural standards shall be not less than the minimum requirements of the Federal Housing Authority Specifications. (5) No changes will be made in the present irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns."
6. Building and Use Restrictions for First Addition to Kelene Gardens, dated April 22, 1968, recorded April 25, 1968 in Volume M68, page 3337, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$26,500.00.

WITNESS Grantors' hands this 20th day of October, 1975.

Tom House
Juneve M. House

WARRANTY DEED, PAGE ONE.

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75 OCT 20 PM 1 57

13053

STATE OF OREGON)
County of Klamath) ss.

Personally appeared TOM HOUSE and JUNEVE M. HOUSE, 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 6/4/77

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. Lawrence I. Depue
5492 *Shasta Way*
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 20th day of OCTOBER A. D. 1975 at 1:57 o'clock P. M., and

duly recorded in Vol. M 75 of DEEDS on Page 13052

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Wm D. Milne*

WARRANTY DEED, PAGE TWO.

75 OCT 20 PM 1 57

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