

HTC

Vol. 75 Page 13150

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WARRANTY DEED  
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LEON C. BOYLE and DONNA M. BOYLE, husband and wife, Grantors, convey and warrant to CAROL L. FOX and NORMA L. FOX, 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 29, MOYINA, 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 due and payable;
3. Building set back line 30 feet from Juniper Way as shown on dedicated plat.
4. Easements, conditions and restrictions as contained in plat dedication to wit: "We do hereby grant public easements for sewer lines and other public utilities along the rear ten feet of all lots and across edges of lots near lot lines where necessary for public health and welfare, and that we do hereby declare this plat to be subject to the following conditions: (1) The use of land platted herein is for residential purposes only and is limited to one residential building per lot; (2) Architectural standards shall be no less than the minimum requirements, defined by the National Housing Authority specifications for one living unit; (3) Minimum foundation areas of residences, not including garage or storage space, shall be as follows: One story residence, 1200 square feet; one and one-half or two story residences 800 square feet. Total height of a building is limited to 18 feet above the top of the foundation; (4) Residences shall not be built closer than thirty feet to the street lines nor closer than five feet to side lines of the lots; (5) Septic tanks shall conform to the specifications for such provided by the State Board of Health; (6) Pets or livestock, other than strictly house pets, shall not be kept or housed on the property; (7) No fences or barricades are ever to be erected on lots between the building set-back line and the street."
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

The true and actual consideration paid for this conveyance is \$32,500.00.

WITNESS Grantors' hands this 21st day of October, 1975.

Leon C. Boyle

Donna M. Boyle

WARRANTY DEED, PAGE ONE.

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STATE OF OREGON )  
County of KLAMATH ) ss.

Personally appeared LEON C. BOYLE and DONNA M. BOYLE,  
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

AFTER RECORDING RETURN TO:

Mr. and Mrs. Carol L. Fox  
*6257 Juniper Way*  
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 21st day of OCTOBER A. D. 1975 at 1:34 o'clock P M., and

duly recorded in Vol. M 75 of DEEDS on Page 13150

FEE \$ 4.00

Wm D. MILNE, County Clerk

By *Wayne D. Drayton*

WARRANTY DEED, PAGE TWO.

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