

A-26287

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6644 WARRANTY DEED  
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ELEANOR M. BISSELL, who acquired title as ELEANOR M. PENKAUSKAS,  
Grantor conveys and warrants to JOHN HERBERT BUCKALEW, JR. and  
MARY ELIZABETH BUCKALEW, husband and wife, Grantees, the follow-  
ing described real property located in Klamath County, State of  
Oregon, free of all encumbrances, except as specifically set  
forth herein:

Lot 35 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. Acreage and use limitations under provisions of the  
United States Statutes and regulations issued thereunder;
4. Liens and assessments of Klamath Project and Klamath  
Irrigation District, and regulations, contracts, easements, and  
water and irrigation rights in connection therewith;
5. Rules, regulations, and assessments of South Suburban  
Sanitary District;
6. Reservations and restrictions contained in the dedication  
of First Addition to Kelene Gardens, as follows: "...said plat being  
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, said easements to provide in-  
gress and egress for construction and maintenance of 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 build-  
ing per lot. (4) Architectural standards shall be no less than the  
minimum requirements of the Federal Housing Authorities Specifications.  
(5) No changes will be made in the present irrigation ditches without  
the consent of the Klamath Irrigation District, its successors or  
assigns."
7. 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;
8. Right of Way easement, including the terms and pro-  
visions thereof, granted to Pacific Power & Light Company, a corporation,  
dated September 22, 1969, recorded October 15, 1969, in Volume M69,  
page 8767, Microfilm records of Klamath County, Oregon, for a trans-  
mission line (along the N. 5 ft.).
9. Easement for drainage, including the terms and provisions

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thereof, created by Ronald E. Phair and Lorraine Phair, dated March 5, 1970, recorded March 6, 1970, in Volume M70, page 1840 Microfilm records of Klamath County, Oregon (over the Westerly 8 feet).

The true and actual consideration paid for this conveyance is \$24,500.00.

WITNESS Grantor's hand this 23 day of October, 1975.

*Eleanor M. Bissell*  
*aka Eleanor M. Penkauskas*

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared ELEANOR M. BISSELL, formerly ELEANOR M. PENKAUSKAS, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

*Susan Kay Way*  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/4/1977

Unless a change is requested  
all tax statements shall be sent  
to the following address:

Department of Veteran's Affairs  
1225 Perry Street, S. E.  
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. John H. Buckalew, Jr.  
4810 Lorraine Place  
Klamath Falls, Oregon 97601

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

KLAMATH COUNTY TITLE CO

on this 29th day of OCTOBER A.D. 19 75  
at 10:40 o'clock A.M. and duly  
recorded in Vol. M 75 of DEEDS  
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Wm D. MILNE, County Clerk

By *Harold D. [Signature]*

Fee \$ 6.00

WARRANTY DEED, PAGE TWO.