

7234

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A 26110

WARRANTY DEED

CHARLES A. FISHER, Grantor, convey and warrant to DARRELL W. LEE and MARY E. LEE, husband and wife, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 24 in Block 21 of FOURTH ADDITION TO KLAMATH RIVER ACRES, 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. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder;

4. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any, of the above there may be;

5. Reservation of an undivided one-half interest in and to minerals as reserved by The Long-Bell Lumber Company in deed to Weyerhaeuser Timber Co., dated October 1, 1927, recorded December 30, 1927, in Deed Volume 79, page 282, records of Klamath County, Oregon;

6. Reservations and restrictions contained in the dedication of Fourth Addition to Klamath River Acres, as follows: "...said plat being subject to a 20 foot building setback line from all street lines."

7. Reservations and restrictions contained in deed from Charles Fisher, aka, Charles A. Fisher, to James V. Bellm, a single man, dated January 2, 1975, recorded January 9, 1975, in Volume M75 page 364, Microfilm records of Klamath County, Oregon, as follows: "The Grantor herein reserves the right to an undivided two-third interest in and to the existing well pump piping and pump house and the right to secure water therefrom situated upon the ground herein sold, for the use and benefit of adjoining property described as Lots 24 and 26 of Block 21, 4th Addition to Klamath River Acres, one-third interest applicable to each of said lots, which reservation the grantee herein grants, and accepts title to this property with this clause and understanding. All costs for maintenance repairs shall be shared by the three lots on a pro-rata basis."

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The true and actual consideration paid for this conveyance
is \$6,950.00.

WITNESS Grantor's hand this 13th day of November, 1975.

Charles A. Fisher

STATE OF OREGON)
County of Klamath) ss.

Personally appeared CHARLES A. FISHER and acknowledged
the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/1/78

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. Darrell W. Lee
711 Washburn Way
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 14th day of NOVEMBER A. D. 1975 at 11:52 o'clock A. M., and

duly recorded in Vol. M 75, of DEEDS on Page 14350

FEE \$ 6.00

Wm D. MILNE, County Clerk

Hazel Dray

WARRANTY DEED, PAGE TWO.