

#1252

WARRANTY DEED

TERRANCE R. BROWN and CORDELIA BROWN, husband and wife, Grantors,
convey and warrant to JAMES B. CONROY, SR. and MARJORIE M. CONROY
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 20, SKYLINE VIEW, 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. The property under search is within the boundaries
of the Skyline View District Improvement Company and is subject
to the regulations, liens, assessments and laws relating thereto;
4. Reservations, conditions and restrictions contained
in plat dedication, to-wit: "A 20-foot building set-back line along
the front of all lots, a minimum foundation area of 1200 square feet
on single story residences, an eight foot easement along the back
property lines of all lots for future sanitary sewers and public
utilities, with right of ingress and egress for maintenance and
construction with no structures permitted thereon and any plantings
placed thereon at the risk of the owner, and a 20-foot easement
along the front of Lot 1 for ingress and egress for construction
and maintenance on the community well, and any further restrictions
as may appear on individual deeds to lots."

5. Building setback line 20 feet from street as shown
on dedicated plat.

The true and actual consideration paid for this conveyance
is \$40,000.00.

WITNESS Grantors' hands this 14th day of November, 1975.

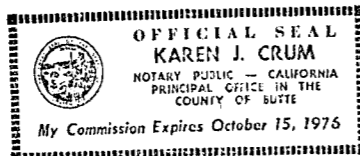
Terrance R. Brown

Cordelia J. Brown

STATE OF CALIFORNIA)
 County of Butte) ss.

Personally appeared TERRANCE R. BROWN and CORDELIA
 BROWN, husband and wife, and acknowledged the foregoing instrument
 to be their voluntary act and deed.

BEFORE ME: *November 14, 1975*



Karen J. Crum
 Notary Public for CALIFORNIA
 My Commission Expires: *October 15, 1976*

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

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

AFTER RECORDING RETURN TO:

Mr. and Mrs. James B. Conroy
 7814 Donegal Street
 Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 I did for record at request of MOUNTAIN TITLE CO
 this 17th day of NOVEMBER A. D. 1975 at 1:13 P. M.
 duly recorded in Vol. M 75, of DEEDS on page 14450
 FEES \$ 6.00 Wm D. MILNE, County Clerk
 By *Harold Brazil*

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