

MTG 1248

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7324 WARRANTY DEED

CHARLES A. HOWARD and MARY EUNICE HOWARD, husband and wife, Grantors, convey and warrant to GEORGE G. VLAHOS and DONNA J. VLAHOS, 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 4, Block 3, GATEWOOD - TRACT 1035, 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 the fiscal year 1975-76, due and payable;
3. Right of way, including the terms and provisions thereof, from the West Coast National Bank of Portland (Oregon) to Klamath County, dated August 2, 1930, recorded November 26, 1930, in Book 93, at page 267, Deed Records of Klamath County, Oregon, over the North 30 feet of the SW 1/4 NE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. (Affects a 30 foot strip being the South 30 feet of Anderson Avenue and running thence Easterly and parallel thereto to Homedale Road over the Northerly portion of Lots 7, 8, 9, and Southerly portion Lots 4, 5, 6, of Block 3 of said plat of Gatewood).
4. An easement created by instrument, including the terms and provisions thereof, dated August 20, 1930, recorded November 28, 1930, in Book 93, at page 267, Deed Records, from Frank E. Ankeny, et ux., in favor of Klamath County, Oregon, for county road over the South 30 feet of the NW 1/4 of NE 1/4 of Section 14. (Affects a 30 foot strip being the North 30 feet of Anderson Avenue and the Southerly portion of Lots 4, 5, 6, Block 3 of said plat.)
5. Right of way, including the terms and provisions thereof, from Cora B. Crump and Frank B. Ankeny, Administrators of the Estate of Cordelia L. Ankeny, deceased, et al., to California Oregon Power Company, dated November 13, 1940, recorded December 18, 1940, in Book 134, page 122, Deed Records of Klamath County, Oregon. (Affects Lots 4 thru 9, Block 3 of said plat);
6. Restrictions and easements as contained in plat dedication, to-wit: "Said plat being subject to a 25-foot building set-back line along the front of all lots and a 20-foot building set-back line along side street lines. Easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk. No changes will be made in the present irrigation and/or drain ditches without the consent

WARRANTY DEED, PAGE ONE.

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of the Klamath Irrigation District, its successors or assigns. Additional restrictions as provided in any recorded protective covenants."

7. Set back provisions as delineated on the recorded plat. (25 feet from front lot line - 20 feet along side)

8. Utility easements as delineated on the recorded plat along rear 8 feet;

9. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 17, 1973, in Volume M73 page 5995, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$39,400.00.

WITNESS Grantors' hands this 12 day of November, 1975.

Charles A. Howard

Mary Eunice Howard

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared CHARLES A. HOWARD and MARY EUNICE HOWARD, 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 6/14/1977

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. George G. Vlahos
2022 Main Street
Klamath Falls, Oregon 97601

WARRANTY DEED, PAGE TWO.

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

MOUNTAIN TITLE CO

on this 17th day of NOVEMBER, A. D., 1975
at 4:06 o'clock P. M. and duly
recorded in Vol. M 75 of DEEDS
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WM. D. MILNE, County Clerk

Fee \$16.00 By *[Signature]* Deputy.