

WARRANTY DEED

H-26500

JAMES O. GILFILLAN, Grantor, conveys and warrants to ELVIN E. BIANCONI, Grantee, the following described real property located in Klamath County, State of Oregon, except as specifically set forth herein:

Commencing at the Southeasterly corner of Lot 19 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, being at the intersection of the alley and Melrose Street; thence Northwesterly along the Westerly line of alley a distance of 125 feet; thence Southwesterly parallel with Melrose Street a distance of 50 feet; thence Southeasterly parallel with Eldorado Street, a distance of 125 feet to Melrose Street; thence Northeasterly to the point of beginning of this description, being a portion of Lots 17, 18 and 19 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, 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 and easements of record and those apparent on the land.

2. Reservations and restrictions in deed from Hot Springs Improvement Company to Louis Emkins, dated July 27, 1908, recorded July 27, 1908 on page 408 of Volume 24 of Deeds, as follows: "Subject, however, to the following covenants, conditions and restrictions, to-wit: "First: Subject to reservations as set forth in the dedication of the aforesaid Hot Springs Addition and to the streets, alleys and boulevards therein. Second: Grantor hereby agrees that he will build no dwelling house on said premises to costs less than \$2,000.00 nor any building nearer than 30 feet from the front line of said lot."

The true and actual consideration paid for this conveyance is \$30,000.00.

WITNESS Grantor's hand this 9th day of December, 1975.

James O. Gilfillan

15499

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared JAMES O. GILFILLAN and acknowledged
the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay May
Susan Kay May
Notary Public for Oregon
My commission expires 6/4/1977
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 Perry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. Flvin Emil Bianconi
1919 Melrose Street
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____ KLAMATH COUNTY TITLE CO
this 9th day of DECEMBER A. D. 1975 at 9:40 o'clock P M., and
duly recorded in Vol. M 75, of DEEDS on Page 15498

FEE \$ 6.00

Wm D. MILNE, County Clerk
By *Hazel Orz*

WARRANTY DEED, PAGE TWO.