

8207 WARRANTY DEED  
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RONALD E. HAM and LYNN M. HAM, husband and wife, Grantors,  
convey and warrant to LARRY A. OPBROEK and EMILY D. OPBROEK,  
husband and wife, Grantees, the following described real property  
located at Klamath County, State of Oregon, free of all encumbrances  
except as specifically set forth herein:

Lot 6 in Block 4 of SECOND ADDITION TO MOYINA,  
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. Rules, regulations and assessments of South Suburban  
Sanitary District;
3. Grant of Right of Way, including the terms and  
provisions thereof, given by P. C. Carlson, a single man, to the  
California Oregon Power Company, a California corporation, dated  
March 11, 1940, recorded April 5, 1940, in Deed Volume 128, page  
267, records of Klamath County, Oregon;
4. Grant of Right of Way, including the terms and pro-  
visions thereof, given by Harvey E. Martin, et al., to the California  
Oregon Power Company, a California corporation, dated June 1, 1956  
recorded June 8, 1956, in Deed Volume 284, page 22, records of  
Klamath County, Oregon.
5. Reservations and restrictions contained in the  
dedication of Second Addition to Moyina, as follows: "... hereby  
dedicate, donate and convey to the public, for public use forever,  
the street and alleys as shown on the annexed plat, subject to the  
following restrictions: a 20 foot building set-back line on all  
fronting streets and a 15 foot building set-back on all side line  
streets, public utilities easements as shown on the annexed plat,  
total height of a building is limited to 18 feet above the top  
of the foundation, additional restrictions as provided in the  
recorded protective covenants." NOTE: No protective covenants of  
record at this time."

The true and actual consideration paid for this  
conveyance is \$37,500.00.

WITNESS Grantors' hands this 12<sup>th</sup> day of December, 1975.

Ronald E. Ham

Lynn M. Ham

15695

STATE OF OREGON }  
County of Klamath } ss.

Personally appeared LARRY A. OPBROEK and EMILY D.  
OPBROEK, 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 6/4/87

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. Larry A. Opbroek  
6723 Shasta Way  
Klamath Falls, Oregon 97601

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

KLAMATH COUNTY TITLE CO.  
on this 12th day of DECEMBER A.D. 19 75  
at 3:49 o'clock P M, and duly  
recorded in Vol. M 75 of DEEDS  
Page 15694  
Wm D. MILNE, County Clerk  
By *Hazel D. Dyer* Deputy  
\$ 6.00

WARRANTY DEED, PAGE TWO.