

9/2/8

WARRANTY DEED

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LESTER A. LORADITCH and KARAN LORADITCH, husband and wife, Grantors convey and warrant to RANDY E. BARNES and DARLENE G. BARNES, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon:

Lot 35, LAMRON HOMES, 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. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith;
3. Rules, regulations, and assessments of South Suburban Sanitary District;
4. Reservations and restrictions contained in the dedication of Lamron Homes as follows: "1. A 15 foot building set back line as shown on plat. 2. An 8 foot easement along the back of all lots for future sanitary sewers and public utilities and said easement to provide ingress and egress being permitted thereon, and any plantings being placed thereon at the risk of the owner. 3. The use of the land is for residential purposes only and is limited to one residential building per lot. 4. Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority specifications. The 8 foot easement along the back of all lots is granted to the public for utility use only as above specified and includes perpetual rights for ditches to convey irrigation water as shown."
5. Declaration of Restrictive Covenants of Lamron Homes, dated July 24, 1958, recorded July 28, 1958, in Deed Volume 301, page 380, and recorded March 19, 1959, in Deed Volume 310 page 638, records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$23,900.00.

WITNESS Grantors' hands this 14 day of January, 1976.

Lester A. Loraditch  
Karan Loraditch

STATE OF OREGON     )  
                          ) ss.  
County of Klamath    )

Personally appeared LESTER A. LORADITCH and KARAN LORADITCH  
WARRANTY DEED, PAGE ONE.

husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

*Susan Kay Wiley*  
Susan Kay Wiley  
Notary Public for Oregon  
My Comm. Exp. 12/31/77

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. RANDY BARNES  
7617 Skyline Drive  
Klamath Falls, Oregon 97601

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
KLAMATH COUNTY TITLE CO  
on this 15th day of January A.D. 19 76  
at 11:13 o'clock A. M. and day  
Recorded in Vol. M 76 of DEEDS  
Page 707  
Wm D. MILNE, County Clerk  
By *[Signature]* Deputy  
Jan 5 6.00