A-26621

10:315

vol. No Page 222

WARRANTY DEED

DONALD A. COFFMAN, R. A. COFFMAN and ROBBIE COFFMAN, Grantors convey and warrant to FRANKLIN D. DOWNS and CATHY L. DOWNS, husband and wife, Grantees, the following described real property located in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 9 in Block 4, of Tract No. 1087, FIRST ADDITION TO BANYON PARK, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

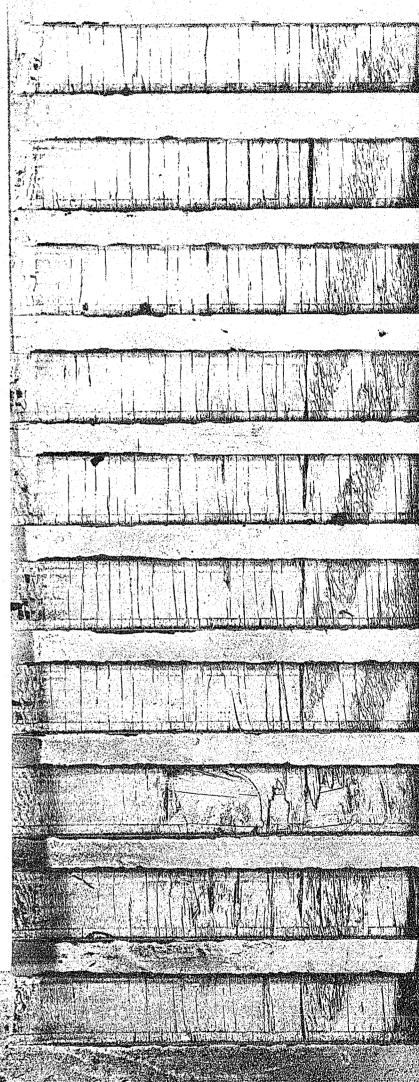
- 1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
- 2. Rules, regulations and assessments of South Suburban Sanitary District;
- 3. Reservations and restrictions contained in deed from Washington-Oregon Investment Company, a corporation, to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948, recorded October 28, 1948, in Deed Volume 226, page 191, records of Klamath County, Oregon, as follows: "Subject to irrigation rights for ditches to convey water for irrigation purposes for the benefit of adjoining property owners on the West side of the above-described property."
- 4. Reservations and restrictions contained on the plat and in the dedication of Tract No. 1087, First Addition to Banyon Park, as follows: "... hereby dedicate, donate and convey to the public for public use forever, the streets as shown on the annexed plat, said plat being subject to (1) a 25 foot building set back on the front of all lots and a 20 foot building set back line along side street lines. (2) Easements as shown on the annexed map for construction and maintenance of public utilities and irrigation, said easements to provide ingress and egress with any plantings or structures placed thereon by lot owners to be at their own risk. (3) Additional restrictions as provided in any recorded protective covenants."
- 5. Declaration of Conditions and Restrictions of Banyon Park Subdivision, First Addition, recorded December 23, 1974, in Volume M-74, page 16182, Microfilm records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$29,000.00.

WITNESS Grantors' hands this // day of February, 1976.

WARRANTY DEED, PAGE ONE.

Daniel a Coffman



- RA. Coffmir-- Philip Coffman

STATE OF OREGON

County of Klamath)

Personally appeared DONALD A. COFFMAN and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way

Notary Public for Oregon
My communion expires 6/4/9

STATE OF OREGON

County of Klamath

ss.

Personally appeared R. A. COFFMAN and ROBBIE COFFMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susary Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/19

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. Franklin D. Downs 4710 Pepperwood Court Klamath Falls, Oregon 97601 STATE OF UNEGON, County of Klamath Filed for record at request of

P-age 2228

Wm D, MILNE, County Clerk

By Hazel Dagge Deputy

a \$ 6.00

WARRANTY DEED, PAGE TWO.