

12000

Vol. 76 Page 4933

WARRANTY DEED

RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife, Grantors
convey and warrant to ROBERT A. MOZINGO and DEERA JEAN MOZINGO,
husband and wife, Grantees, the following described real property
located in Klamath County, State of Oregon, free of all encum-
brances, except as specifically set forth herein:

Lot 16, in Block 5 Tract No. 1078, SECOND ADDITION
TO KELENE GARDENS, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements
of record;
2. Regulations, including levies, liens, assessments, rights
of way and easements of the South Suburban Sanitary District;
3. An easement created by instrument, including the terms
and provisions thereof, dated May 15, 1928 and recorded May 16,
1928, in Book 78, page 500, in favor of Klamath County for road
purposes;
4. Utility easements as delineated on the recorded plat;
5. Set back provisions as delineated on the recorded
plat;
6. Restrictions, but omitting restrictions, if any,
based on race, color, religion or national origin as shown on
the recorded plat of Second Addition to Kelene Gardens;
7. Covenants, easements and restrictions, but omitting
restrictions, if any, based on race, color, religion or national
origin, imposed by instrument, including the terms thereof:
recorded September 17, 1974, in Book M-74, Page 12277;

Addendum to said restrictions was recorded July 16, 1975
in Book M-75 at page 8074, Microfilm Records.

The true and actual consideration paid for this conveyance
is \$27,400.00.

WITNESS Grantors' hands this 7 day of April, 1976.

Ronald E. Phair
Lorraine Phair

4950

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared RONALD F. PPAIR and LORRAYNE PPAIR,
husband and wife, and acknowledged the foregoing instrument to
be their voluntary act and deed.

BEFORE ME:

Lisa Kay Wiley
Wife

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

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

Transamerica Title Ins

on this 7 day of April A.D. 1976

at 4:34 P.M. and 1/2

recorded Vol. 1476 deads

Page 4949

Wm. J. PINE, County Clerk

By *Lisa Kay Wiley* Deputy

Fee 6.00

AFTER RECORDING RETURN TO:

Mr. and Mrs. Robert A. Mozingo
4910 Darwin Place
Klamath Falls, Oregon 97601

WARRANTY DEED, PAGE TWO.