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FORM No. 983—Stevens-Ness Law Publishing Co., Portland, Ore. 97204

TA

128-10

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

5895

ROD TRAVIS

conveys and warrants to STEVEN R. THICKETT and BEVERLY ANN THICKETT,
Husband and Wife, Grantee, the following described real property
free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 14 in Block 1 of TRACT NO. 1088, FERNDAL, according to the official
plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

SUBJECT TO: 1. A 25-foot building setback from Bartlett Avenue,
as shown on dedicated plat;
2. A 30-foot drainage easement along the East side of lot, as shown
on dedicated plat;
3. A utility easement along the West 10 feet of lot and along the rear
16 feet of lot, as shown on dedicated plat;
4. Reservations as contained in plat dedication, to-wit:

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(SEE REVERSE)

The said property is free from encumbrances except as hereinabove set forth.

The true consideration for this conveyance is \$ 29,900.00. (Here comply with the requirements of ORS 93.030)

Dated this 21st day of April, 1976.

Rod Travis

STATE OF OREGON, County of Klamath) ss. April 21st, 1976
Personally appeared the above named ROD TRAVIS

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Shirley W. Taylor*
Notary Public for Oregon—My commission expires: 11-12-78

(OFFICIAL SEAL)

WARRANTY DEED

ROD TRAVIS
STEVEN R. THICKETT and GRANTOR
BEVERLY ANN THICKETT GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

First Federal
2943 S. Sixth
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:

First Federal
2943 S. Sixth
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

ss.

I certify that the within instru-
ment was received for record on the
day of 1976,

at o'clock M., and recorded
in book on page or as
file/reel number

Record of Deeds of said County.

Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By Recording Officer
Deputy

5896

"Subject to: A 25-foot building setback line along the front of all lots and a 20-foot building setback line along side street lines; Easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities; said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk. Additional restrictions as provided in any recorded protective covenants."
5. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

Record of Deeds of MOUNTAIN TITLE CO
this 22nd day of APRIL 1976 1:52 PM
 duly recorded in Vol. M. 76 of DEEDS. 5895
Wm. D. MILNE, County Clerk
By *Handwritten Signature*
FEE \$ 6.00