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12950

WARRANTY DEED—STATUTORY FORM

LARRY R. THURBER and PATSY J. THURBER, husband and wife, Grantor,
conveys and warrants to ARLENE D. WINTERS

Grantee, the following described real property
free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
Lot 27 TONATEE HOMES, according to the official plat thereof on
filed in the office of the County Clerk of Klamath County, Oregon.
SUBJECT TO: 1. Rules, regulations and assessments of South Suburban
Sanitary District within the boundaries of which district said
property is located;
2. Reservations contained in the dedication of TONATEE HOMES, as
follows: "1. A 20-foot building set-back line along the front of all
lots on a 50-foot streets, a 15-foot set-back line along the front
of all lots on 60-foot streets, and a 15-foot set-back line along
all lots on side streets; 2. All houses built to no less than minimum
architectural standards as required by Federal Housing Authority
specifications; 3. A ten-foot easement along the back of all lots
(SEE REVERSE)

The said property is free from encumbrances except as hereinabove stated.

The true consideration for this conveyance is \$ 26,000.00 (Here comply with the requirements of ORS 93.030)

Dated this day of , 19 76.

STATE OF OREGON, County of Klamath ss.
Personally appeared the above named Larry R. Thurber and Patsy J.
Thurber, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Gerald V. Brown*
Notary Public for Oregon—My commission expires: 11-12-78

(OFFICIAL SEAL)

WARRANTY DEED

Larry R. Thurber & Patsy J. Thurber
Arlene D. Winters

GRANTOR
GRANTEE
GRANTEE'S ADDRESS, ZIP
After recording return to:

First Federal
540 Main
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON

County of } ss.
I certify that the within instru-
ment was received for record on the
day of , 19 ,
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.

By Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

6072

....."3. Continued: and shown on the annexed plat for present and future public utilities, drainage and perpetual right-of-way for ditches to convey irrigation water as shown; said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

3. Building and Use Restrictions executed by Paul McAtte & Evelyn F. McAtte, husband and wife, dated 6/11/59, recorded 6/11/59, Vol. 313 of Deeds page 290, as corrected by Correction to Building and Use Restrictions executed by same parties, dated 6/17/59 and recorded 6/17/59, Vol. 313 of Deeds, page 355, records of Klamath County, Oregon, reference to which is hereby made for the terms and provisions of both of said instruments.

4. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

RECORDED IN COUNTY OF KLAMATH; SS.
for record at a cost of KLAMATH COUNTY TITLE CO. 12:01
The 26th day of APRIL 1976 12:01 PM
duly recorded in Vol. M 76 DEEDS PAGE 6072
FEE \$ 6.00
By *Hazel Drazic* Wm D. MILNE, County Clerk