MTC =1553

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13121

## WARRANTY DEED

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ROGER W. SCHOOLEP, Grantor convey and warrant to

GERALD E. CARL and MIE CARL, husband and wife, Grantees ,

the following described real property located in Klamath

County, State of Oregon, free of all encumbrances, except as

specifically set forth herein:

Lot 26, Block 2, ROLLING HILLS SUBDIVISION, Tract Number 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

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 Reservations, restrictions, rights of way, easements of record and those apparent on the land;

2. Restrictions, and easements, as contained in plat dedication, to wit: "(1) Building setback lines of 75 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street on which the lot sides. (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoining property is properly developed. (4) All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality. (5) Access to Reeder Road, a county road is hereby vacated for Lot 5, Block 1 and Lot 7, Block 2. (6) Access to the proposed road adjacent to the North boundary of said "ROLLING HILLS" is hereby vacated for lots 1, 9, 10, 11, 13, 14, and 15, block 1 and all of block 3. (7) Drainage easements as shown on the annexed plat."

3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded October 16, 1974, in Volume M74, page 13496, Microfilm Records of Klamath County, Oregon, and amended by instrument recorded October 1, 1975 in Volume M75, page 11919, Microfilm Records of Klamath County, Oregon.

4. Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded October 15, 1974, in Volume M74, page 13469, Microfilm Records of Klamath County, Oregon.

WARRANTY DEED, PAGE ONE.

6285 ្នា The true and actual consideration paid for this conveyance is \$39,700.00. WITNESS Grantor's hand this 23 day of April, 1976. Ciger h. Comb. STATE OF OREGON SS. County of Klamath Personally appeared ROGER W. SCHOOLER and acknowledged the foregoing instrument to be his voluntary act and deel. BEFORE ME: Susan Kay Vlay Netary Public Ler Cregen and some repla NOTARY PUBLIC FOR OREGON My Commission Expires: STATE OF OREGON, | County of Klamath Unless a change is requested Fied for record XX XXXXXXXXXX all tax statements shall be sent to the following address: a this 28th av of APRIL A.D. 19 76 Department of Veteran's Affairs - 3;40 \_\_\_\_\_ oʻslack P M. and duly 1225 Ferry Street, S. E. Salem, Oregon 97310 recuting the No. No. 76 of DEEDS čaps <u>6284</u> Wm D., MILNE, County Clerk Lokand Depuny -1 \$ 6.00 AFTER RECORDING RETURN TO: AFTER RECORDING RETORN 10. 7/102. 4 7/102. Stead & Cad 6505 Palemeine Caut Klannath Full, Curgon 9760, WARRANTY DEED, PAGE TWO.