

38-10442

13255

Vol. ⁷⁶ Page

6456

WARRANTY DEED

JESSIE W. HURLEY and BEVERLY M. HURLEY, husband and wife, Grantors convey and warrant to LESTER L. LEARD and JANET F. LEARD, 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 15 in Block 2, Tract No. 1063, THIRD ADDITION TO VALLEY VIEW, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District;
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Third Addition to Valley View;
5. 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 April 7, 1970, in Book M-70, page 2696;
6. 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 28, 1972, in Book M-72, page 11040.

The true and actual consideration paid for this conveyance is \$34,500.00

WITNESS Grantors' hands this 30 day of April, 1976.

Jessie W. Hurley
Beverly M. Hurley

6457

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared JESSIE W. HURLEY and BEVERLY
M. HURLEY, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1977

NOTARY PUBLIC FOR OREGON
My Commission Expires:

Unless a change is requested
all tax statements shall be
sent to:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. Lester L. Leard

*3025 Sunshine Place
Klamath Falls, Oregon*

97601

STATE OF OREGON,
County of Klamath

Filed for record at request of

TRANSAMERICA TITLE INS. CO

on this 30th day of APRIL A.D. 1976

at 3:54 o'clock PM, and duly

recorded in Vol. M 76 of DEEDS

Page 6456

Wm D. MILNE, County Clerk.

By *Hazel Draz* Deputy

Fee \$ 6.00