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1837

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WARRANTY DEED

ROY D. WOOLSEY and CARLENE J. WOOLSEY, husband and wife, Grantors convey and warrant to LOUIS H. THOMAS and CATHERINE A. THOMAS, 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 7 in Block 2 of WEMBLY PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. A 25 foot building setback line as shown on dedicated plat.
5. A utility easement along rear 9 feet of lot, and 16 feet along Westerly side of lot.

6. Restrictions contained in plat dedication, to-wit: "(1) A 25 foot building setback line on street sideline of all corner lots; (2) Easements as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any plantings or structures placed thereon by the lot owner to be at his own risk; (3) No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; (4) Additional restrictions as provided by any recorded protective covenants; (5) A one-foot street plug dedicated to Klamath County, at the end of Mazama Drive as shown." A 25 foot building setback line along the front of all lots.

7. An Easement created by instrument, including the terms and provisions thereof, dated November 12, 1947, recorded December 8, 1947, in Volume 214, at page 394, Deed Records, in favor of Magdalene Ezell, her heirs or assigns, "reserving unto the grantor, her heirs and assigns, the easement to conduct irrigation water through existing ditches along the North and East lines of said property, and subject to rights of way and easements of record and those apparent on the lands", over the south 1/2 North 1/2 Southwest 1/4 Southeast 1/4..

The true and actual consideration paid for this conveyance is \$34,000.00.

WITNESS Grantors' hands this 8th day of June, 1976.

WARRANTY DEED, PAGE ONE.

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Roy D Woolsey

Carlene J Woolsey

STATE OF OREGON)
County of Klamath) ss.

Personally appeared ROY D. WOOLSEY and CARLENE J. WOOLSEY,
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 6/14/1977

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Unless a change is requested, filed for record at request of MOUNTAIN TITLE CO
all tax statements shall be this 10th day of JUNE A. D. 1976 at 4:05 o'clock PM., and
sent to the following address: DEEDS on Page 8613

duly recorded in Vol. M 76, of DEEDS

FEE \$ 6.00

Wm D. MILNE, County Clerk
By Hazel Chazil

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

AFTER RECORDING RETURN TO:

Mr. and Mrs. Louis H. Thomas

1427 Lakeview
Klamath Falls, Oregon
97601

WARRANTY DEED, PAGE TWO.