01-10252 ATC # 1915 FORM No. 963—Stevens Ness Law Publishing Co., Portland, Ore. 97204 WARRANTY DEED-STATUTORY FORM 15768 JACK H. ROBERTS and KAREN A. ROBERTS; "AKA" KARIN A. ROBERTS, Grantor, conveys and warrants to CLIFFORD R. TOTTEN and ARLYNE TOTTEN, husband ...husband and wife, ...Grantee, the following described real property and wife, Lot 19, Block 8, SIXTH ADDITION TO SUNSET VILLAGE, according to the officia plat thereof on file in the office of theCounty Clerk, Klamath County, Orego Subject to: 1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sani tary District; 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District; 3. Restrictions and easements as contained in plat dedication, to-wit: "LEasements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation & drainage. (SEE REVERSE)

The said property is free from encumbrances except as hereinabove set forth. The true consideration for this conveyance is \$...34,900.00 (Here comply with the requirements of ORS 93.030) Dated this 30 day of June , 19 76 Karen A. Kobefter aka Karin A. RATEN A. RODERTS, AKA KATIN A.
ROBERTS ROBERTS

TE OF OREGON, County of Klamath)ss. June 30 ,1976

Personally appeared the above named Jack H. Roberts & Karen A. Roberts

aka Karin A. Roberts, husband and wife, STATE OF OREGON, County of Klamath and acknowledged the to egoing instrument to be their ...voluntary act and deed. Downt A Tucker Before me: .. Notary Public for Oregon-My commission expires: .10-13-78 (Official Seat)WARRANTY DEED STATE OF OREGON Jack H. Roberts and Karen A. Roberts, aka Karin A. Roberds County of Clifford R. Totten & Arlywess I certify that the within instru-Totten, ment was received for record on the GRANTEE'S ADDRESS, ZIP ...day of o'clock M, and recorded in bookon page or as FFSaL main Br. FOR file/reel number .../ Record of Deeds of said County. Witness' my hand and seal of NAME, ADDRESS, ZIP County affixed. Until a change is requested, all tax statements shall be sent to the following address: Recording Officer Deputy

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- 2. No changes will be made in the present irrigation, and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns, 3. A 25-foot building setback line on the front of all lots and a 20-foot building setback line along side street lines, 4. All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
- 4. 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 June 29, 1973 in Volume M73, page 8283, Microfilm Records of Klamath County, Oregon.
- 5. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

FATE OF OREGON; COUNTY OF KLAMATH; ss.

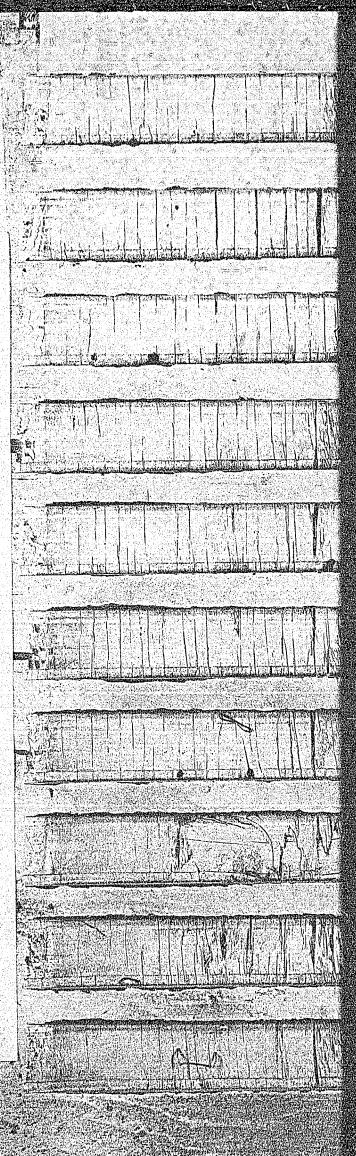
Hed for record at request of MOUNTAIN TITLE CO

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THE SECTION OF DEEDS ON Page 9975,

FEE \$ 6.00

By Adail Marge



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