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WARRANTY DEED—STATUTORY FORM
JACK H. ROBERTS and KAREN A. ROBERTS, GRANTOR, aka KARIN A. ROBERTS, Grantor,
husband and wife, conveys and warrants to CLIFFORD R. TOTTEN and ARLYNE TOTTEN, husband
and wife, Grantee, the following described real property
free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 19, Block 8, SIXTH ADDITION TO SUNSET VILLAGE, according to the official
plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
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: "Easements for future public utilities, irrigation and
drainage as shown on the annexed plat, easements to provide ingress and e-
gress for construction and maintenance of said utilities, irrigation &
drainage. (SEE REVERSE)
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
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 30th day of June, 1976

Jack H. Roberts
Karen A. Roberts, aka Karin A. Roberts

STATE 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,
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Robert A. Tucker*
Notary Public for Oregon—My commission expires: 10-13-78

WARRANTY DEED
Jack H. Roberts and Karen A. Roberts, aka Karin A. Roberts
Clifford R. Totten & Arlyne Totten,
GRANTEE'S ADDRESS, ZIP

After recording return to:

FFS & L

Main Bx

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of

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

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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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO. 11:17

this 1st day of JULY A. D. 1976 at 11:17 o'clock A. M. and

fully recorded in Vol. M 76 of DEEDS on Page 9975

FEE \$ 6.00

By Wm D. MILNE, County Clerk
[Signature]