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WARRANTY DEED

LEE G. JENSEN and PIA R. JENSEN, husband and wife,
Grantors convey and warrant to JAMES FRANCIS HODGES, Grantee
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 5 of Second Addition to WINEMA
GARDENS, according to the official plat thereof
on file in the office of the County Clerk, 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. Reservations and restrictions, including the
terms and provisions thereof, in deed from Anna E. Simmers,
widow of A. J. Simmers, to Herman Lofdahl and W. E. Lofdahl,
dated September 2, 1949, recorded September 28, 1948, in
Volume 234, page 248, Deed Records of Klamath County, Oregon,
towit: "Rights of way for irrigation and drainage ditches
are hereby reserved and not more than two hogs shall be kept
on said premises at any one time.";
4. Building setback line 20 feet from street, as
shown on dedicated plat;
5. Utility easement eight feet along east side of
lot, as shown on dedicated plat;
6. Reservations contained in plat dedication,
towit:
"(1) A 20 foot building setback line along the front and a
15 foot building setback on the street sideline of all lots
as shown on the annexed plat, (2) An 8 foot public utilities
easement on the back of all lots as shown on the annexed
plat, said easement to provide ingress and egress for the
construction and maintenance of said utilities with no
structures or fences being permitted thereon and any plantings
being placed thereon at the risk of the owners, should said
construction and maintenance damage them, (3) Additional
restrictions as provided in recorded protective covenants."

The true and actual consideration paid for this
conveyance is \$33,300.00.

WITNESS Grantors' hands this 23 day of July, 1976.

WARRANTY DEED, PAGE ONE.

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Lee G. Jensen
Pia R. Jensen

STATE OF OREGON

County of Clatsop ss.

Personally appeared LEE G. JENSEN and PIA R. JENSEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME: 7th 23rd day of July, 1976

Birdie L.
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11-7-77

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. James Francis Hodges
6346 Alva Street
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath,
Filed for record at request of

MOUNTAIN TITLE CO

on this 27th day of JULY A. D. 1976
at 2:20 o'clock P M, and duly
recorded in Vol. M 76 of DEEDS
Page 11397
Wm D. MILNE, County Clerk.
By Harold D. Dwyer Deputy
Fee \$ 6.00

WARRANTY DEED, PAGE TWO.