

17833

WARRANTY DEED

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ROD TRAVIS Grantor conveys and warrants to STEAVEN M. BASINGER and BARBARA A. BASINGER, 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 1, Tract No. 1088, FERNDAL, 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. Taxes for the fiscal year 1976-77, a lien, but not yet due and payable;

3. A 25 foot building setback from Bartlett Avenue, as shown on dedicated plat;

4. Utility easement along the rear 16 feet of lot, as shown on dedicated plat;

5. Reservations as contained in plat dedication, to-wit: "Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; Easements as shown on the annexed plat are dedicated to the City of Klamath Falls, for the regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; Additional restrictions as provided in any recorded protective covenants."

The true and actual consideration paid for this conveyance is \$34,900.00.  
WITNESS Grantor's hand this 13th day of August, 1976.

*[Signature of Rod Travis]*

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared ROD TRAVIS and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

*[Signature of Susan Kay Way]*  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/6/77

WARRANTY DEED, PAGE ONE.

12855

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

First Federal Savings & Loan Association  
540 Main Street  
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN:

Same as above

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 19th day of AUGUST A. D. 1976 at 9:48 o'clock A. M. and  
duly recorded in Vol. M 76 of DEEDS on Page 12854

FEE \$ 6.00

Wm. D. MILNE, County Clerk

By *Hazel Drayton*

WARRANTY DEED, PAGE TWO.