

17845
KNOW ALL MEN BY THESE PRESENTS, That

David C. Hunt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
Lot 25 in Block 4 of TRACT NO. 1087, FIRST ADDITION TO BANYON PARK,
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:
1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. Building setback line 25 feet from front of lot as shown on dedicated plat.

3. A 16 foot utility easement over Southeasterly portion of lot, as shown on dedicated plat.

4. Reservations and restrictions as shown on dedicated plat, to-wit:

"Subject to: (1) A 25 foot building setback on the front of all lots and a 20 foot building setback line along side street lines; (2) Easements as shown on the annexed map for construction and maintenance (for continuation of this document see reverse side of this deed)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that

grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Except

as noted of record as of the date of this deed and those apparent upon

the land, if any, as of the date of this deed,

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims

and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is

part of the consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical

changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of August, 1976;

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

order of its board of directors.

Judith V. Hill
Judith V. Hill

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss.

County of Klamath, ss.

August 13th, 1976.

Personally appeared the above named Judith V. Hill

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, Notary Public for Oregon

My commission expires: 5-14-80

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath, ss.

County of Klamath, ss.

Personally appeared the above named Judith V. Hill

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me, Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath, ss.

County of Klamath, ss.

I certify that the within instrument was received for record on the

day of August, 1976,

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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of the public utilities and irrigation, said easements to provide ingress and egress with any plantings or structures placed thereon by lot owners to be at their own risk; (3) Additional restrictions as provided in any recorded protective covenants."

5. Reservations and restrictions as contained in instrument recorded in Volume 226, page 191, Deed Records of Klamath County, Oregon, to-wit: Subject to use or irrigation rights, ditches, water and drainage rights, and for irrigation purposes for the benefit of adjoining property owners on the west side of the above described property; and subject to all contracts and agreements with the United States of America and/or the Klamath Irrigation District relative to irrigation and/or drainage, and any existing rights of way for ditches or canals heretofore conveyed or used in connection herewith, and subject to all rights and easements, if any, affecting said property."
6. 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 December 23, 1974 in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.

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 11:07 o'clock A.M. and

duly recorded in Vol. M 76, of DEEDS on Page 12870

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel D. Dwyer