

18394

WARRANTY DEED  
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JESSIE W. HURLEY and BEVERLY M. HURLEY, husband and wife, Grantors  
convey and warrant to WILLIAM R. GARRARD and RITA H. GARRARD, husband  
and wife, Grantees, the following described real property located in  
Klamath County, State of Oregon, free of all encumbrances, except  
as herein specifically set forth herein:

Lot 9, Block 6, TRACT NO. 1063, THIRD ADDITION TO VALLEY VIEW,  
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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District;
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District;
5. A 20 foot building setback from Sunshine Place;
6. An 8 foot irrigation and utility easement along rear of lot;
7. Reservations, setback lines and easements as set forth on the plat and in plat dedication, to-wit: "Said plat subject to (1) A 20 foot building setback line along the front of all lots and a 15 foot building setback on street sideline of all corner lots; (2) Public utility and irrigation easements to provide ingress and egress for the construction and maintenance of said utilities; (3) Additional restrictions as provided in any recorded protective covenants; (4) No changes will be made in the present irrigation and/or drainage ditches without the consent of the Enterprise Irrigation District, its successors or assigns."
8. Declaration of Condition 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 September 28, 1972, in Volume M72, page 11040, Microfilm Records of Klamath County, Oregon.

The true and actual consideration is \$39,500.00.  
WITNESS Grantors' hands this 31 day of August, 1976.

*Jessie W. Hurley*  
*Beverly M. Hurley*

13600

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared JESSIE W. HURLEY and BEVERLY M. HURLEY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

*Susan Kay Way*  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/14/97

Unless a change is requested  
all tax statements shall be  
sent to the following address:

Department of Veteran's Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97310

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

THIS 31st day of AUGUST A. D. 1976 at 3:46 o'clock P. M., and

duly recorded in Vol. M 76, of DEEDS on Page 13599

FEE \$ 6.00

Wm D. MILNE, County Clerk  
By *Hazel Drayton*

AFTER RECORDING RETURN TO:

Mr. and Mrs. William R. Garrard  
3212 Sunshine Place  
Klamath Falls, Oregon 97601

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