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WARRANTY DEED

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:

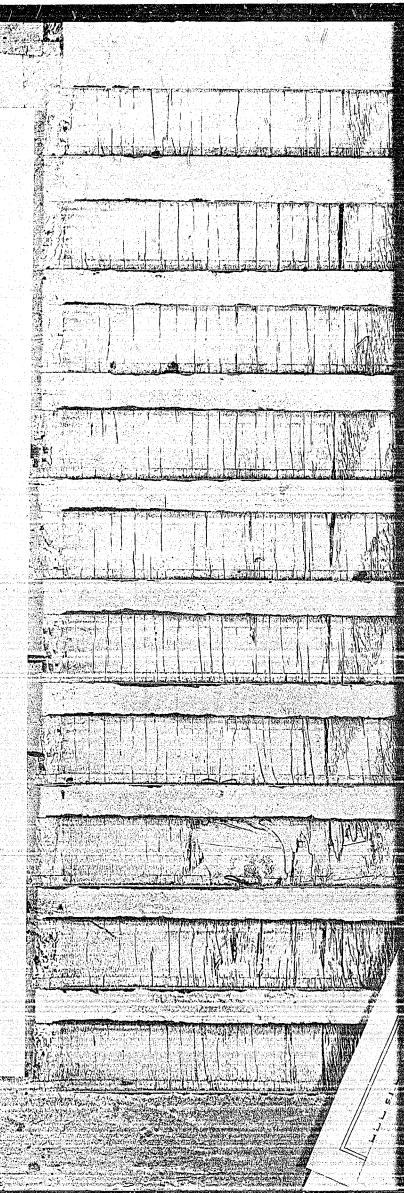
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- Reservations, restrictions, rights of way, easements of record and those apparent on the land;
- 2. Taxes for the fiscal year 1976-77, a lien, but not yet due and payable;
- 3. The premises herein described are within and subject to the statutory 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;
 - 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 ______day of August, 1976.

Deway In Husley

WARRANTY DEED, PAGE ONE.



STATE OF OREGON

County of Klamath

Personally appeared JESSIE W. HURLEY and BEVERLY M. HURLEY, husband and wife, and acknowledged the foregoing instrument

to be their voluuntary act and deed.

BEFORE ME:

Notary Public for Or My commission expires,

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

FATE OF OREGON; COUNTY OF KLAMATH; 55.

ed for record at request of MOUNTAIN TITLE CO

THIS 31st day of AUGUST _A. D. 1976. dt ... o'clock M., and

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

FEE \$ 6.00

AFTER RECORDING RETURN TO:

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

WARRANTY DEED, PAGE TWO.

