

19916

Vol. 76 Page 15700

## WARRANTY DEED

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ANTHONY D. PALAZZOLA and CARLEY L. PALAZZOLA, husband and wife,  
Grantors, convey and warrant to DONALD RAY TELFORD and REME KAY  
TELFORD, 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 25 in Block 1 of FIRST ADDITION TO KELENE  
GARDENS, 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  
Klamath Irrigation District;
4. The premises herein described are within and subject  
to the statutory powers, including the power of assessment, of South  
Suburban Sanitary District;
5. A 20 foot building setback as shown on dedicated plat;
6. A 16 foot utility easement along the South side of  
lot, and an 8 foot easement along the East and Westerly sides, as  
shown on dedicated plat;
7. Restrictions as contained in plat dedication, to-wit:  
"Subject to the following restrictions: (1) Building setback lines  
as shown on the annexed plat; (2) Utility easements as shown on the  
annexed plat for all present and future utilities and perpetual right  
of way for ditches to convey irrigation water, said easements to  
provide ingress and egress for construction and maintenance for said  
utilities, with no structures being permitted thereon and any plantings  
being placed thereon at the risk of the owner; (3) The use of the land  
is for residential purposes only and is limited to one residential building  
per lot; (4) Architectural standards shall be no less than the minimum  
requirements of the Federal Housing Authority Specifications; (5) No  
changes will be made in the present irrigation ditches without the  
consent of the Klamath Irrigation District, its successors or assigns."
8. 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  
April 25, 1968, in Volume M68, page 3337, Microfilm Records of Klamath  
County, Oregon.

WARRANTY DEED, PAGE ONE.



15701

The true and actual consideration paid for this conveyance  
is \$31,000.00.

WITNESS Grantors' hands this 4th day of October, 1976.

Anthony D. Palazzola

Carley L. Palazzola

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared ANTHONY D. PALAZZOLA and CARLEY L.  
PALAZZOLA, 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 6/4/1977

NOTARY PUBLIC FOR OREGON  
My Commission Expires:

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

FFS+L  
main

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of MOUNTAIN TITLE CO  
this 6th day of OCTOBER A. D. 19 76 at 12:43 o'clock P. M., on  
duly recorded in Vol. M 76, of DEEDS on Page 15700  
FEE \$ 6.00  
W. D. MILNE, County Clerk  
By Hazel D. Magie

AFTER RECORDING RETURN TO:

FFS+L  
main

WARRANTY DEED, PAGE TWO.