

MTC # 2509

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WARRANTY DEED

ROBERT D. BOIVIN, Grantor conveys and warrants to RICHARD S. LEDGERWOOD and CHRISTINE A. LEDGERWOOD, 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 5 in Block 12 of ELDORADO, an addition to the City of Klamath Falls, Oregon, (formerly Lot 5 in Block 25 of Eldorado Heights) 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. Reservations and restrictions, including the terms and provisions thereof, in the dedication of Eldorado as follows: "(1) The use of the lots designated in said area is restricted to one residence to each lot, such residence to contain not less than 720 square feet of foundation area, excluding garages or storage areas, to be so constructed and of an architectural standard not less than those minimum defined by the National Housing Agency, Federal Housing Administration, Portland, Oregon Office, for properties of one or two living units located in the district covered by the Portland Insuring Office as set out in F. H. A. Form No. 2277, Revised April of 1947; and retail business establishments not engaging in manufacturing and not using outside storage may occupy Blocks 2, 3, 4, and 7; and multiple dwellings constructed in accordance with the above mentioned minimums may occupy Lots 7 to 9, inclusive of Block 1; Lots 11 to 15 also inclusive of Block 4; Lots 7 to 12, inclusive of Block 5; and Lots 1, 2, 3, 33, 34, and 35 of Block 8. (3) No septic tanks or cess pools shall be constructed within the area and the undersigned dedicators reserve the right to construct and maintain sewers or other utilities over, in and through the entire area, as may seem to said dedicators necessary or proper for public health, convenience and safety. (3) Each lot shall be subject to its proportionate share, on a foot frontage basis, of all improvements desired by two-thirds of the ownership, on a foot frontage basis of all lots directly affected by any such proposed improvements."
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated October 2, 1973, Recorded October 2, 1973, in Volume M-73, page 13329, Mortgage Records, Amount: \$14,250.00, Mortgagor: Robert D. Boivin, a single man. Mortgagee: State of Oregon, represented and acting by the Director of Veteran's Affairs, which said Mortgage, Grantees, agree to assume and pay, and hold Grantor harmless therefrom.
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated October 8, 1974, recorded October 8, 1974, in Volume M-74, page 13187, Mortgage Records. Amount \$3,380.00. Mortgagor: Robert D. Boivin, Mortgagee, State of Oregon, represented and acting by the Director of Veteran's Affairs, which said Mortgagee, Grantees, agree to assume and pay, and hold Grantor harmless therefrom.

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The true and actual consideration paid for this conveyance is \$25,380.00.

WITNESS Grantor's hand this 22 day of October, 1976.

Richard S. Ledgerwood

SUBSCRIBED and sworn to before me this _____ day of October, 1976.

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/14/1977

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

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

AFTER RECORDING RETURN TO:

Mr. and Mrs. Richard S. Ledgerwood
433 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 22nd day of OCTOBER 1976 at 12:25 o'clock P. M., and

duly recorded in Vol. M 76, of DEEDS on Page 16863

Wm D. MILNE, County Clerk

FEES \$ 6.00

Wm D. Milne

WARRANTY DEED, PAGE TWO.