

A-28598

Vol. ^m 77 Page ²⁰²⁹⁶ 20296

WARRANTY DEED

WILLARD D. SHUFELT and RUBY M. SHUFELT WALLIN, Grantors, convey and warrant to JOHN LELAND HECK and JOSEPHINE J. HECK, husband and wife, Grantees, the following described real property, free of all encumbrances, except as specifically set forth herein:

The South 100 feet of Tract 60, PLEASANT HOME TRACTS, 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. Liens and assessments of Klamath Project and Enterprise irrigation district, and regulations, easements, contract and water and irrigation rights in connection therewith;
3. Any unpaid charges or assessments of the Enterprise Irrigation District;
4. Rules, regulations and assessments of South Suburban Sanitary District;
5. Reservations contained in deed from Charles W. Miller and Idella Miller, husband and wife, to Richard K. Morris and Louella Morris, husband and wife, dated November 14, 1938, recorded December 13, 1939, in Vol. 126 page 89, Deed records of Klamath County, Oregon, as follows: "1. An easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. 2. That no dwelling house shall be placed upon said land to cost less than \$1,000.00; and that such dwelling shall be finished in a workmanlike manner; shall be painted outside and shall be set back at least 30 feet from property line on street."

The true and actual consideration paid for this conveyance is \$9,619.00.

WITNESS Grantors' hands this 28 day of May, 1974.

Willard D. Shufelt

Ruby M. Wallin

STATE OF OREGON

County of Klamath

ss.

WARRANTY DEED, PAGE ONE.

Personally appeared WILLARD D. SHUFELT and RUBY M. SHUFELT WALLIN, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Sherrill J. [Signature]
Notary Public for Oregon
My Commission Expires: 8-5-75

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Klamath County Title
this 21st day of October A. D. 1977 at 1:52 clock P.M., and
duly recorded in Vol. M77, of Deeds on Page 20296

Wm D. MILNE, County Clerk
By *Bernetha H. Letsch*

Fee \$6.00

Return
First National Bank
P.O. Box 1936
Klamath Falls, Oregon
97601

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