

MELVIN L. STEWART and MARY LOU STEWART, husband and wife

DON F. LITTLE and DONNA L. LITTLE, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 6 in Block 3, Tract No. 1103, EAST HILLS ESTATES, Klamath County, Oregon

## SUBJECT TO:

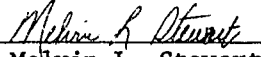
1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Basin View Drainage District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of East Hills Estates as follows:

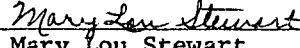
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and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

those stated above

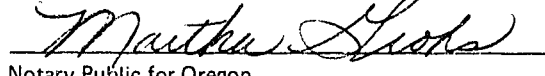
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 45,000.00 \*Dated this 30<sup>th</sup> day of November, 19 77.
  
 Melvin L. Stewart

  
 Mary Lou Stewart
STATE OF OREGON, County of Klamath ss.

On this 30<sup>th</sup> day of November, 19 77 personally appeared the above named Melvin L. Stewart and Mary Lou Stewart and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

  
 Martha L. Loda  
 Notary Public for Oregon  
 My commission expires: 7-21-81

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO \_\_\_\_\_

After Recording Return to:

*Mrs. & Mrs. Little*  
*6734 Cottage*  
*Klamath Falls, OR*  
*Copy to: Dept of Vets*  
*1225 Perry St*  
*LaBm, OR 97310*

Form No. 9-960  
(Previous Form No. TA 16)

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

\_\_\_\_\_ Title

By \_\_\_\_\_ Deputy

(continued from reverse)

23261

- (a) Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage.
  - (b) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said Drainage District.
  - (c) A 25 foot building set back line on the front of all lots and a 20 foot building set back line along side street lines.
  - (d) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded January 30, 1976 in Book M-76 at page 1419, and was amended March 10, 1976 in Book M-76 at page 3417.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 1st day of December A. D. 1977 at 11:03 o'clock AM., and

fully recorded in Vol. M77, of Deeds on Page 23260

Wm D. MILNE, County Clerk

By Bernetha S. Ketch

Fee \$6.00