

44465

WARRANTY DEED

RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife, Grantors
convey and warrant to RONALD L. LEWIS and WALTRAUD LEWIS, 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 1 in Block 2, TRACT 1002 - LAWANDA HILLS,
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. Right of way created by instrument, including the terms
and provisions thereof, recorded March 20, 1926 in Volume 69, page 384,
Deed Records of Klamath County, Oregon in favor of California Oregon
Power Company for transmission lines affects a portion of LaWanda Hills
Tract 1002 (blanket easement);
3. Agreement, including the terms and provisions thereof,
recorded December 18, 1967 in Volume M-67, page 9824, Microfilm
Records of Klamath County, Oregon, between grantors and Pacific
Power and Light Company (Blanket easement);
4. Public utilities easement as shown on dedicated plat
(Rear 8 feet);
5. Building setback line 25 feet from street as shown
on dedicated plat;
6. Restrictions as contained in plat dedication, to-wit:
"All sanitary facilities subject to the approval of the County
Sanitarian; No residential buildings shall be constructed between
main Plevna ditch and Highway 66; Drainage easement as shown on
annexed plat; Any recorded protective covenants.";
7. Covenants, 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 November 14, 1975, in Volume M75, page 14401,
Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance
is \$39,900.00.

WITNESS Grantors' hands this 10 day of March, 1978.

Ronald E. Phair
Lorraine Phair

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susan Key Way
 Susan Key Way
 Notary Public for Oregon
 My commission expires 6/4/81

AFTER RECORDING RETURN TO:

Mr. and Mrs. Ronald L. Lewis
 P. O. Box 5121
 Klamath Falls, Oregon 97601

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

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 10th day of March A. D. 1978 at 3:58 o'clock P. M., an-

fully recorded in Vol. M78, of Deeds on Page 4643

Wm D. MILNE, County Clerk

By *Bernetha J. Ketch*

Fee \$6.00