

46148

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 78 Page 7024

DOUGLASS M. ANDERSON AND JULIE A. ANDERSON, HUSBAND AND WIFE

ALVIN D. BOUNDS

, hereinafter called grantor, convey(s) to

of Klamath

all that real property situated in the County

, State of Oregon, described as:

Lot 6, Block 15, FIRST ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. An easement created by instrument, including the terms and provisions thereof, Dated November 14, 1956, Recorded November 16, 1956 in Book 288 at Page 72, In favor of The California Oregon Power Co., For A transmission line over N $\frac{1}{2}$  of SW $\frac{1}{4}$  and SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 25, Twp 39 S., R 7 EWM. and other lands not in this addition.

2. Conditions and restrictions in the Dedication of First Addition to Klamath River Acres as follows: "...being subject to a 20 foot building set-back along the street side of all lots and a 16 foot utility easement centered on the lot lines where shown on the annexed plat said easements to be for future public utilities, drainage and sanitary sewers, said easement to provide ingress and egress for construction and maintenance of said utilities."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
As shown 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 \$ 9,500.00 \*

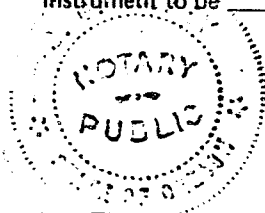
Dated this \_\_\_\_\_ day of April 11, 19 78.

*Douglass M. Anderson*  
DOUGLASS M. ANDERSON

*Julie A. Anderson*  
JULIE A. ANDERSON

STATE OF OREGON, County of Klamath ) ss.

On this 11th day of April, 19 78 personally appeared the above named Douglass M. Anderson and Julie A. Anderson and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

*[Signature]*  
Notary Public for Oregon

My commission expires: 4-5-82

\* 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)

ANDERSON

TO  
BOUNDS

After Recording Return to: and send taxes to:

Alvin D. Bounds  
708 Clay Street  
Ashland, OR 97520

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record on the 12th day of April, 19 78 at 11:02 o'clock AM. and recorded in book M78 on page 7024 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By *Bernetha D. Lelach*

Deputy

Fee \$3.00