

46217

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## WARRANTY DEED

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MELVIN K. CARLSON and EVELYN N. CARLSON, husband and wife, Grantors, convey and warrant to GORDON R. ROSS and JOANN ROSS, 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 18 in Block 17 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, 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. Sewer use charges, if any, due to the City of Klamath Falls.

3. Reservations and restrictions, in deed from The Klamath Development Co., a corporation to Fred L. Houston and John H. Houston, dated March 16, 1929, recorded March 20, 1929, in Deed Volume 83, page 117, records of Klamath County, as follows:

"It is understood and agreed that no dwelling house shall be erected on said premises to cost less than \$4,000.00 unless plans for the same are approved by party of the first part."

The true and actual consideration paid for this conveyance is \$46,500.00.

WITNESS Grantors' hands this 12 day of April, 1978.

*Melvin K. Carlson*  
MELVIN K. CARLSON

*Evelyn N. Carlson*  
EVELYN N. CARLSON

STATE OF OREGON )  
 ) ss.  
County of Klamath )

Personally appeared MELVIN K. CARLSON and EVELYN N. CARLSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

*Susan Kay Way*  
Susan Kay Way  
Notary Public for Oregon  
My commission expires 6/15/1981

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

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Gordon R. Ross  
1132 Eldorado Street  
Klamath Falls, Oregon 9760

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 13th day of April A.D., 19 78 at 9:57 o'clock A M., and duly recorded in Vol. 7110 of Deeds on Page 7110.

FEE \$3.00

WM. D. MILNE, County Clerk

By *Bernard Delich* Deputy

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