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MT 6711

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WARRANTY DEED

CARRIE F. TAYLOR and WILLIAM MALCOLM TAYLOR, husband and wife, Grantors convey and warrant to KENNETH R. ROSS and SUE 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:

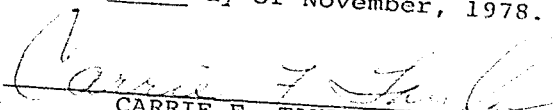
Lots 10, 11, 12 and 13, Block 9, SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Reservations as contained in plat dedication, to wit: "Subject to the following restrictions: A 16 foot easement along and centered on the back and side lot lines of all lots for future public utilities, said easement to provide ingress and egress for construction and maintenance of said utilities; a 20 foot building set back line along the front of all lots; Additional restrictions as provided in any recorded protective covenants and reservations of record."
3. 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 June 10, 1966 in Volume M66, page 6074, Microfilm Records of Klamath County, Oregon.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Nimrod Park Road District.

The true and actual consideration paid for this conveyance is \$12,000.00.

WITNESS Grantors' hands this 20 day of November, 1978.


CARRIE F. TAYLOR

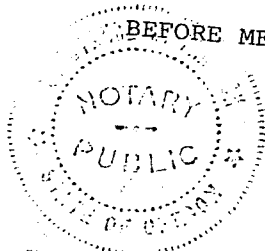

WILLIAM MALCOLM TAYLOR

STATE OF OREGON)
) ss.
County of Klamath)

27778

Personally appeared CARRIE F. TAYLOR and WILLIAM MALCOLM TAYLOR, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Constance J. Mausch
NOTARY PUBLIC FOR OREGON
My Commission Expires:

May 2, 1982

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

Mr. and Mrs. Kenneth R. Ross
8053 Stone Canyon Circle
Citrus Heights, California 95610

AFTER RECORDING RETURN TO:

Mr. and Mrs. Kenneth R. Ross

STATE OF OREGON; COUNTY OF KLAMATH; ss. *11:02*
11th day of December A.D. 1978 at o'clock AM., and
Deeds on Page 27777

Fee \$6.00

W.D. MILNE, County Clerk
Jaqueline J. Metler

WARRANTY DEED, PAGE TWO.