

WARRANTY DEED

HAROLD J. DERRAH and MERALEE DERRAH, husband and wife, Grantors convey and warrant to RODNEY B. ALLRED and BARBARA A. ALLRED, 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:

A tract of land situated in Lot 2, Block 9 of TRACT NO. 1091, LYNNWOOD, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; thence South $61^{\circ}30'00''$ East, 48.79 feet to the corner common to Lots 2 and 3 of said Block 9; thence along the arc of a curve to the right (radius point bears North $61^{\circ}30'00''$ East 198.21 feet, central angle = $13^{\circ}07'02''$ and long chord bears South $35^{\circ}03'31''$ West for 45.28 feet) 45.38 feet to the point of intersection of the Northwesterly right of way line of Vista Way and the Southerly projection of the line common to Lots 1 and 3 of said Block 9; thence North $15^{\circ}37'04''$ West 62.66 feet to the point of beginning with bearings based on said Tract No. 1091-Lynnewood.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;

2. Sewer and water use charges, if any, due to the City of Klamath Falls;

3. Recitals set forth on the plat dedication, to wit: "Said plat is subject to: (1) Public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls, for the use and regulation thereof; (2) All applicable zoning ordinances and recorded restrictive covenants, (3) Slope easements as so stated on individual lot deed basis, (4) Building set back lines as set forth in recorded restrictive covenants.";

4. 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 July 20, 1973, in Volume M73, page 9383, and amended by instrument recorded June 9, 1976 in Volume M76, page 8487, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$700.00.

WITNESS Grantor's hands this 12 day of December, 1978.

78 DEC 19 47

27983

Harold J. Derrah
HAROLD J. DERRAH

Meralee Derrah
MERALEE DERRAH

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared HAROLD J. DERRAH and MERALEE DERRAH, 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 6/6/1981

NOTARY PUBLIC FOR OREGON
My Commission Expires:

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

Mr. and Mrs. Rodney B. Allred
828 North Tenth Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Mr. and Mrs. Rodney B. Allred
828 North Tenth Street
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on 12/14/78~~
this 14th day of December A. D. 1978 at 10:47 o'clock A. M., and
fully recorded in Vol. M-78, of Deeds on Page 27982

Fee \$6.00

Wm D. MILNE, County Clerk

By Jeaneline J. Mettler

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