

K-31389  
DONALD R. LAVOIE, Grantor, conveys and warrants to SAMUEL BISSELL, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 3 in Block 5 of First Addition to Kelene Gardens according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; (2) Rules, regulations, and assessments of South Suburban Sanitary District; (3) Reservations and restrictions contained in the dedication of First Addition to Kelene Gardens, as follows: "... said plat to be subject to the following restrictions: (a) Building setback lines as shown on the annexed plat; (b) Utility easements shown on the annexed plat for all present and future utilities and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance for said utilities, with no structures being permitted thereon and any planting being placed thereon at the risk of the owner; (c) The use of the land is for residential purposes only and is limited to one residential building per lot; (d) Architectural standards shall be not less than the minimum requirements of the Federal Housing Authority Specifications; (e) No changes will be made in the present irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns; (4) Building and use restrictions for First Addition to Kelene Gardens dated April 22, 1968, recorded April 25, 1968, in Volume M-68 at page 3337, Microfilm records of Klamath County, Oregon; (5) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Forty Two Thousand Nine Hundred and NO/100ths (\$42,900.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: DVA, Salem, Or 97310.

DATED this 17 day of January, 1979.

Return to:  
Sam Bissell  
7747 Skyline  
K. Falls, Or 97601

DONALD R. LAVOIE

By: Larry Hines  
His Attorney-in-Fact

STATE OF OREGON )  
County of Klamath ) ss. Jan 17, 1979.

Personally appeared the above-named LARRY HINES, who, being sworn, did say that he is the Attorney-in-Fact for DONALD R. LAVOIE, and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal. Before me:

[Signature]  
Notary Public for Oregon  
My Commission expires 8-8-79

WILLIAM P. BRANDNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 18th day of January A.D., 19 79 at 3:33 o'clock P M., and duly recorded in Vol. M79 of Deeds on Page 1584.

FEE \$3.00

WM. D. MILNE, County Clerk

By: Bernice A. Hetch Deputy