

69599

-WARRANTY DEED-

Vol. 779 Page 15029

MELVIN L. STEWART and MARY LOU STEWART, husband and wife, Grantors, convey and warrant to BRYANT O. BURGESS and KRISTINE A. BURGESS, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 30 Block 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon

## SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls; (2) An easement created by instrument including the terms and provisions thereof dated June 26, 1905, recorded May 18, 1907 in Book 22, page 479, in favor of United States of America; (3) An easement created by instrument, dated May 1, 1945, recorded May 15, 1945, book 176, page 284, in favor of California Oregon Power Company for right of way for pole lines; (4) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood; (5) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, recorded September 3, 1976 in Book M-87 at page 13888; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Fifty Six Thousand Five Hundred Fifty and No/100ths (\$56,550.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: KFFSH, 540 Main

DATED this 25<sup>th</sup> day of June, 1979.

Melvin L. Stewart

Mary Lou Stewart

STATE OF OREGON )

) ss. June 25, 1979.

County of Klamath )

Personally appeared the above-named MELVIN L. STEWART and MARY LOU STEWART, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Susan K. Karsch

Notary Public for Oregon

My Commission expires: 12-6-81

return: KFF-main  
STATE OF OREGON; COUNTY OF KLAMATH; ss. .

I hereby certify that the within instrument was received and filed for record on the 25<sup>th</sup> day of June A.D., 19 79 at 3:36 o'clock P M., and duly recorded in Vol 779 of Deeds on Page 15029.

FEE \$9.00

WM. D. MILNE, County Clerk

By Bernetha D. Dolsch Deputy

79 JUN 25 PM 3 35