

STATUTORY WARRANTY DEED

ALBERT E. JONES and BETTY LOU JONES, husband and wife, Grantors, convey and warrant to ERNEST E. WISEMAN and GRACE L. WISEMAN, husband and wife, Grantees, the following described real property:

Lots 3 and 4 in Block 2 of KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

## SUBJECT TO AND EXCEPTING:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Building setback lines 20 feet from streets as shown on dedicated plat.
5. Utility easement along Southerly 15 feet of Lot as shown on dedicated plat.
6. Covenants, conditions and restrictions as reserved in plat dedication, to wit: "(1) Building setback lines as shown on annexed plat. (2) Utility easements as shown on the annexed plat for all present and future public utilities and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance of said utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner. (3) The use of the land is for residential purposes only and is limited to one residential building per lot. (4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications. (5) Additional restrictions as provided in the recorded

protective covenants. (6) No changes will be made in present irrigation and/or drain ditches.

7. 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 in Volume 316, page 445, Klamath County, Oregon, Deed Records.
8. The following described Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, which Grantees agree to assume and pay:

Dated: April 25, 1966  
 Recorded: May 11, 1966  
 Volume: M66, page 5085, Microfilm Records of Klamath County, Oregon  
 Amount: \$13,400.00  
 Grantor: Wesley A. Powless and Betty J. Powless, husband and wife  
 Trustee: Oregon Title Insurance Co., an Oregon corporation.  
 Beneficiary: Commonwealth, Inc., an Oregon corporation (Affects Lot 3)

The beneficial interest under said Trust Deed was assigned by instrument

Dated: September 28, 1966  
 Recorded: September 29, 1966  
 Volume: M66, page 9617, Microfilm Records of Klamath County, Oregon  
 To: The New York Bank for Savings

9. The following described Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, which Grantees agree to assume and pay:

Dated: May 26, 1967  
 Recorded: August 3, 1967  
 Volume: M67, page 6005, Microfilm Records of Klamath County, Oregon  
 Amount: \$13,600.00  
 Grantor: Edmund O'Reilly and Judith K. O'Reilly, husband and wife  
 Trustee: Oregon Title Insurance Co., an Oregon corporation

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Beneficiary: Commonwealth, Inc., an Oregon corporation  
(Affects Lot 4)

The beneficial interest under said Trust Deed was assigned by instrument

Dated: October 4, 1967  
Recorded: October 9, 1967  
Volume: M67, page 7866, Microfilm Records of Klamath County, Oregon  
To: Federal National Mortgage Association

The beneficial interest under said Trust Deed was assigned by instrument

Dated: May 21, 1973  
Recorded: June 19, 1973  
Volume: M73, page 7737, Microfilm Records of Klamath County, Oregon  
To: Coast Mortgage Company

The true and actual consideration for this conveyance consists of property other than cash.

Until a change is requested, all tax statements are to be sent to the following address:

Ernest E. and Grace L. Wiseman

1107 Carbon  
Klamath Falls, Or 97601

DATED THIS 31 day of July, 1979.

Albert E. Jones  
ALBERT E. JONES

Betty Lou Jones  
BETTY LOU JONES

STATE OF OREGON     )  
                              ) ss  
COUNTY OF KLAMATH )

On this 31st day of July, 1979, personally appeared the above-named ALBERT E. JONES and BETTY LOU JONES who are known

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to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

Before me:

Linda Stelle  
NOTARY PUBLIC FOR OREGON

My commission expires: My Commission Expires July 13, 1981

Ret. to MTC

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 1st day of August A. D. 1979 at 11:26 o'clock A M., and

fully recorded in Vol. 179, of Deeds on Page 13347

Wm D. MILNE, County Clerk

By Bernetha J. Helich

Fee \$14.00