

74850

Vol. 1779 Page 23340

-WARRANTY DEED-

DONNA KAY YARDLEY, Personal Representative of the Estate of DOWD H. JACKSON, Deceased, Grantor, conveys and warrants to WILSON D. PARKER and VIVIAN B. PARKER, 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 7, Block 11, Tract No. 1037, known as FIFTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon

SUBJECT TO AND EXCEPTING:

- (1) Taxes for the year 1979-80 are now a lien but not yet payable; (2) Regulations, including levies, liens and utility assessments of the City of Klamath Falls; (3) This property lies within and is subject to the levies and assessments of the Sunset Lighting District; (4) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; (5) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; (6) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fifth Addition Sunset Village, including 25 foot front set back line and 8 foot utility easement on rear; (7) Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded June 13, 1972, M-72, Page 6318 including 25 foot front set back line, 5 feet from side lot line and 20 feet along arterial street; (8) Reservations, restrictions, easements, rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Fifty-nine Thousand, Nine Hundred and no/100ths (\$59,900.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Darburn at 3623 Coronado Way, SE, OR.

DATED this 2 day of August, 1979.

STATE OF OREGON )  
County of Linn ) ss.

Donna Kay Yardley  
\_\_\_\_\_, 1979

Personally appeared the above-named DONNA KAY YARDLEY, Personal Representative of the Estate of Dowd H. Jackson, Deceased, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Walter J. Hansen  
Notary Public for Oregon  
My commission expires: 7-4-83

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

RET TO: KL. FIRST FEDERAL  
STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 2nd day of October A.D., 19 79 at 3:22 o'clock P M., and duly recorded in Vol. 1779 of Deeds on Page 23340.

FEE \$3.50

WM. D. MILNE, County Clerk  
By: Samuel H. Hite Deputy