

K-32480  
75342

Vol. <sup>m</sup>79 Page 24075

WARRANTY DEED

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<sup>es.</sup>  
<sup>les</sup>  
LESLIE E. SNIVELY and CECILIA M. SNIVELY, husband and wife,

Grantors, conveys and warrants to BARRY L. FAGANELLO, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

A parcel of land situated in Lots 9, 10, and 12, and also that portion of the vacated alley contained within the following description, in Block 17 of Hot Springs Addition to the City of Klamath Falls, Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1/2 inch iron pipe at the Northwest corner of Lot 12 at the intersection of Portland Street and Crescent Avenue; thence South 6°17' East 97.00 feet, along the Easterly right-of-way line of Crescent Avenue, to a 1/2 inch iron rod; thence North 84°00'00" East 71.54 feet to a 1/2 inch iron rod; thence North 15°40'04" East 15.59 feet to a 1/2 inch iron rod; thence North 27°47'20" East 8.00 feet to a 1/2 inch iron rod on the line between Lots 9 and 10; thence North 22°56'03" East 77.40 feet to a 5/8 inch iron rod marking the Northwesterly corner of Lots 8 and 9; thence Northwesterly, along an extension of the line between Lots 8 and 9, 10 feet to a 1/2 inch iron rod on the centerline of the vacated alley; thence Northeasterly, along the centerline of said alley, said centerline being a 10 degree curve to the right, to its intersection with the Southerly right-of-way line of Portland Street; thence South 61°42' West, along the Southerly right-of-way line of Portland Street, to the place of beginning.

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

2. Taxes for the year 1979-80 are now a lien but not yet payable.

3. Liens and assessments of the City of Klamath Falls for monthly water and/or sewer service.

4. Reservations and restrictions contained in deed from Klamath Development Company to M.D. Johnson, dated October 28, 1911, recorded September 10, 1915, in Deed Volume 45 page 96,

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records of Klamath County, Oregon, as follows: "Grantee hereby agrees that no dwelling house shall be erected on said premises to cost less than Three Thousand (\$3,000.00) Dollars, unless plans for the same are approved by party of the first part, and further, that no building shall be erected on said property within thirty (30) feet of the line of The Alameda, and that no fence or wall shall ever be erected on said property at a greater height than four feet at any point, within thirty feet of The Alameda and that no building except for dwelling purposes and the necessary and usual outbuildings incident thereto shall be erected or used on said premises, for a period of fifteen (15) years from date of this contract."

The true and actual consideration paid for this conveyance is \$39,900.00.

WITNESS Grantors' hands this \_\_\_\_\_ day of \_\_\_\_\_, 1979.

Leslie E. Snively

X Carlos M Sirely

STATE OF OREGON     )  
                              ) ss.  
County of Klamath)

Personally appeared LESLIE E. SNIVELY and CECELIA M. SNIVELY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Donald B. K. Hamilton

NOTARY PUBLIC FOR OREGON

NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3-20-81

Unless a change is requested  
all tax statements shall be  
sent to the following address:

KFFSL  
540 MAIN  
K.F.O

AFTER RECORDING RETURN TO:

KFFSLL  
540 MAIA  
K.F.O.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.  
 1979 3:39 o'clock

Filed for record at request of Kenneth E. ...  
this 11th day of October A. D. 1979, at 3:39 o'clock P. M., of  
\_\_\_\_\_ Books \_\_\_\_\_ on Page 2407

his 11th day of October, A. D. 1925,  
 duly recorded in Vol. M79, of Deeds on Page 24075  
Wm D. MILNE, County Clerk.

Wm D. MILNE, County Clerk  
By Bernard J. Gilch  
Fee \$7.00

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