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## WARRANTY DEED

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JAMES M. HUBBARD and DENISE W. HUBBARD, husband and wife, Grantors convey and warrant to JAMES MILLS and DEBRA LEANNE MILLS, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 14, Block 4, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for the fiscal year 1978-79, due and payable;
3. Sewer and water use charges, if any, due to the City of Klamath Falls;
4. Reservations and restrictions as contained in plat dedication, to wit: "1. The use of the lots designated in said area is restricted to one residence to each lot, such residence to contain not less than 720 sq. ft. of foundation area, excluding garages or storage areas, and to be so constructed and of architectural standard not less than those minimums defined by The National Housing Agency, Federal Housing Administration, Portland, Oregon office for properties of one or two living units located in the district covered by the Portland Insuring Office as set out in F.H.A. Form No. 2277, Revised April, 1947; and retail business establishments not engaging in manufacturing and not using outside storage may occupy Blocks 2, 3, 6, and 7; and multiple dwellings constructed in accordance with the above mentioned minimums may occupy Lots 7 to 9 inclusive of Block 1, Lots 11 to 15 inclusive of Block 4; Lots 7 to 12 inclusive of Block 5 and Lots 1, 2, 3, 33, 34 and 35 of Block 8. 2. No septic tanks or cesspools shall be constructed within the area, and the undersigned dedicators, reserve the right to construct and maintain sewers or other utilities over, in and through the entire area, as may seem to said dedicators necessary or proper for public health, convenience and safety . . . 4. Each lot shall be subject to its proportionate share, on a foot frontage basis of all improvements desired by two-thirds of the ownership, on a foot frontage basis of all lots directly affected by any such proposed improvements. 5. All new installation of overhead utilities are limited to alleys and easements across the rear of lots except where it is necessary to cross lots and streets as provided under Section 2 above.
5. Right of Way Easement, including the terms and provisions thereof, Dated June 2, 1978, Recorded June 20, 1978, Volume M78, page 13069, Microfilm Records of Klamath County, Oregon in favor of Pacific Power & Light Company, a corporation for electric transmission and distribution lines.
6. Reservations as contained in Deed recorded June 28, 1978 in Volume M78, page 13839, Microfilm Records of Klamath County, Oregon, to wit: "Reserving unto Grantors a Thermal Easement, 10 foot in width across rear lot lines"

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The true and actual consideration paid for this conveyance is \$59,950.00.

WITNESS Grantors' hands this 8<sup>th</sup> October day of September, 1979.

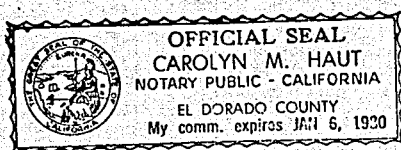
[Signature]  
JAMES M. HUBBARD

[Signature]  
DENISE W. HUBBARD

*California*  
STATE OF OREGON )  
*El Dorado* ) ss.  
County of ~~Klamath~~ )

Personally appeared JAMES M. HUBBARD and DENISE W. HUBBARD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



[Signature]  
NOTARY PUBLIC FOR OREGON - *California*  
My Commission Expires: *Jan 6, 1980*

Unless a change is requested all future tax statements shall be sent to: JAMES MILLS  
199 PEACH  
K.F.O.

AFTER RECORDING RETURN TO:

KFFS4L  
540 MAIN  
K.F.O.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Mountain Title Co.  
this 12th day of October A. D. 1979 at 10:12 o'clock AM., and  
fully recorded in Vol. M79, of Deeds on Page 24087  
By [Signature] Wm D. MILNE, County Clerk  
Fee \$7.00

WARRANTY DEED, PAGE TWO.