

78611

MTC- 7798 Vol. ^m 79 Page 29516
WARRANTY DEED — STATUTORY FORM
(Individual or Corporation)

JAMES R. REID and MARIAN E. REID, Husband and Wife

Grantor, conveys and warrants to

WALTER J. CHAVEZ and MARSHA L. CHAVEZ, Husband and Wife
Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 7 of SCHIESEL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Encumbrances: SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$ 49,000.00 (Here comply with the requirements of ORS 93.030*).

Dated this 14th day of June 1979 if a corporate grantor, it has caused its name to be signed by order of its board of directors.

JAMES R. REID

MARIAN E. REID

STATE OF OREGON,)
County of Klamath) ss.
June 14 1979)

Personally appeared the above named

James R. Reid &
Marian E. Reid, H & W

and acknowledged the foregoing instrument to be their voluntary act and deed

Before me:

Notary Public for Oregon

My commission expires 6/18/82

STATE OF OREGON, County of

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Personally appeared

who, being duly sworn each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of the

a corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires.

* If the consideration consists of or includes other property or value, add the following:
The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which):

Grantor's Name and Address

Grantee's Name and Address

After recording return to:

Mr. & Mrs. Walter J. Chavez
5647 Schiesel
City, 97601

Name, Address, Zip

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

Dept. of Veterans' Affairs
1225 Ferry St.
Salem, O.R. 97310

Name, Address, Zip

EXHBIT "A"

SUBJECT TO: 1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

3. Restrictions, as shown on dedicated plat, to wit:
 "(1) A 20 foot building setback line along the front of all lots. (2) An eight foot easement is granted along the back of all lots for future sanitary sewers and public utilities, said easement 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) Perpetual right to use of all irrigation and drainage ditches as shown is conveyed to all subsequent owners."

4. 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 August 14, 1958 in Volume 302, page 97, Deed Records of Klamath County, Oregon.

5. A 20 foot building setback line from Schiesel Avenue as shown on the dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Mountain Title Co.
 this 26th day of December A. D. 19 79 at 3:38 clock P. M., and
 duly recorded in Vol. M79, of Deeds on Page 29516

Wm D. MILNE, County Clerk

By Berntha H. Hetsch

Fee \$7.00