

75443

WARRANTY

DEED

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CHARLES D. BURY, Grantor conveys and warrants to  
LESLIE B. DAWSON and PATSY RUTH DAWSON, Grantors, the following  
described real property located in Klamath County, State  
of Oregon, free of all encumbrances, except as specifically  
set forth herein:

Beginning at the most Easterly corner of Lot 6 in Block 50  
of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon,  
according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon; thence Northwesterly  
at right angles to Manzanita Street 100 feet; thence Southwesterly  
parallel to Manzanita Street 50 feet; thence Southeasterly  
at right angles to Manzanita Street 100 feet; thence Northeasterly  
along the Northwesterly line of Manzanita Street 50 feet to the  
place of beginning, being a portion of Lots 5 and 6 in Block  
50 of HOT SPRINGS ADDITION.

## SUBJECT TO:

1. Reservations, restrictions, rights of way, easements  
of record and those apparent on the land.
2. 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 September 27, 1913 in Volume 41, page 25,  
Deed Records of Klamath County, Oregon, Klamath Development  
Company to Kate Ashley, to wit:

"(1) Subject to all the reservations set forth in the  
dedication of the aforesaid Addition, and to the reservation  
of the streets, alleys and boulevards therein. (2) Grantee  
hereby agrees that no dwelling house shall be erected on said  
premises to cost less than Three Thousand 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 Pacific Terrace and that no fence or  
wall shall ever be erected on said premises at a greater height  
than four feet at any point within thirty feet of Pacific  
Terrace, 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."

3. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions and any other matters which would be disclosed by a correct survey.

The true and actual consideration paid for this conveyance is \$46,000.00.

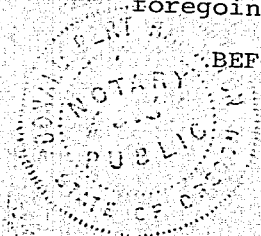
WITNESS Grantor's hand this 8 day of January, 1980.

Charles D. Bury  
CHARLES D. BURY, Grantor

STATE OF OREGON           )  
                                  ) ss  
County of Klamath       )

Personally appeared CHARLES D. BURY and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:



Donald Burt Hamilton  
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:

KLAMATH FIRST FEDERAL  
540 MAIN

AFTER RECORDING RETURN TO:  
KLAMATH FIRST FEDERAL  
540 MAIN

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of January A. D. 19 80 at 2:30 clock P. M., and

fully recorded in Vol. MS0, of Deeds on Page 446

Wm D. MILNE, County Clerk

By Bernard J. Fitch

Fee \$7.00