79330	WARRANTY DEED MIC - 8492 LOI. Mgo Poge 794
KNOW ALL MEN BY THESE PRESENTS Adrian P. Kunzler and Judith A. Kunzle	S, That er, Husband and Wife
hereinafter called the grantor, for the consideration I	hereinafter stated, to grantor paid by an , Husband and Wife, hereinafter called
the grantee, does hereby grant, bargain, sell and consistent assigns, that certain real property, with the tenement pertaining, situated in the County of	onvey unto the said grantee and grantee's heirs, successors and ts, hereditaments and appurtenances thereunto belonging or ap- and State of Oregon, described as follows, to-wit:
Gin the office of the County Clerk or	cording to the official plat thereof on file
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$16^{+}$ (Construction of the construction of	Calify TOOLESS THE INC. AND
Hanner an ist inter to der beit sollte ber Reserver in der berechten Reserver in der berechten beiter	no gales entre solution and a second se
(IF SPACE INSUFFICIENT,	, CONTINUE DESCRIPTION ON REVERSE SIDE)
And said grantor hereby covenants to and t	with said grantee and grantee's heirs, successors and assigns, that e granted premises, free from all encumbrances except as or those apparent upon the land, if any,
as of the date of this deed.	and that
	remises and every part and parcel thereof against the lawful claims hose claiming under the above described encumbrances.
The true and actual consideration paid for	r this transfer, stated in terms of column of the bromised which is
The true and actual consideration paid for <sup>0</sup> However, the actual consideration consists of the whole consideration (indicate which) <sup>D</sup> (The sente part of the	r this transfer, stated in turns of value given or promised which is or includes other property or value given or promised which is snee between the symbols 0; if not applicable should be detend. See ORS 93.030.) we so requires the singular includes the plural and all grammatical
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The true and actual consideration paid for OHowever, the actual consideration consists of a the whole consideration (indicate which) O(The sente In construing this deed and where the contex changes shall be implied to make the provisions he in Witness Whereof, the grantor has execute if a corporate grantor, it has caused its name to be order of its board of directors. (If executed by a corporation, effix corporate seal) STATE OF OREGON, 	r this transier, stated in terms of value given or promised which is or includes other property or value given or promised which is ince between the symbols 0, it not applicable should be deteed. See ORS 95:030.) at so requires, the singular includes the plural and all grammatical ireof apply equally to corporations and to individuals. at this instrument this 14 day of
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MOUNTAIN

MOUNTAIN TITLE COMPANY

Record of Deeds of said county. Witness my hand and seal of County affixed.

By .....

NOUNTAIN TITLE COMPANY

Recording Officer Deputy

NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

-as-above-----

as above

TITLE COMPANY TAIN

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ARE ETVALUATION &

Assessments if any due to the City of Klamath Falls for water use. The premises herein described are within and subject to the statutory powers,

including the power of assessment, of Klamath Irrigation District.

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

Warranty Clearance Easement from Ronald E. Phair and Lorrayne Phair, husband and wife, to United States of America, recorded July 16, 1964 in Volume 354, page

all an U.S.M. S.M. Sola - OTM date threader

Building set back line 20 feet from street as shown on dedicated plat. 

Utility easement as shown on dedicated plat. (Affects rear 15 feet)

Covenants, conditions and restrictions as reserved in plat dedication, to wit: "1. Building set back lines as shown on annexed plat. 2. Utility easements as shown on the annexed plat for all present and future public utilities and

perpetual right of way for ditches to convey irrigation water, said easements 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. Additional restrictions as provided in the recorded protective covenants. No changes will be made in present irrigation and/or drain ditches."

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 October 14, 1959 in Volume 316, page 445, Deed Records of Klamath County, Oregon.

.TATE OF OREGON; COUNTY OF KLAMATH; 55:

-led for record at request of <u>Mountain Title Bo.</u>

mis <u>15th</u> day of <u>January</u> <u>A. D. 1980</u> at <u>8:56</u> clock A. M., arw

<sup>4</sup>uly recorded in Vol. <u>M80</u>, of <u>Deeds</u> on Page \_794

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