



87505

MT - 9141

STATUTORY WARRANTY DEED

C. SCOT ROBERTS AND JUDITH A. ROBERTS, as tenants by the entirety, Grantor,
conveys and warrants to DONALD B. LYONS and BERTHA Q. LYONS, each an undivided one-half
interest, as tenants in common, Grantee.
the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 17 IN BLOCK 17, NINTH ADDITION TO SUNSET VILLAGE, 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 1980-81, a lien, but not yet due and payable;
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Sunset Village Lighting District.
6. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
7. A 38 foot utility and drainage easement over the rear of Lot as shown on dedicated plat.
8. Reservations as contained in plat dedication, to-wit: "said plat subject to (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage; (2) No changes will be made in the present irrigation and/or drain ditches without the consent of Enterprise Irrigation District, its successors or assigns; (3) Building setbacks shall comply with the Klamath County Zoning Ordinances of the RD-8,000 Zone as of June, 1977; (4) All easements and reservations of record and additional restrictions. (Continued on reverse) The true consideration for this conveyance is \$73,500.00.

DATED this 18th day of May 19 80

C. Scot Robert
C. SCOT ROBERTS
Judith A. Roberts
JUDITH A. ROBERTS

STATE OF OREGON, County of Multnomah)ss.

CORPORATE ACKNOWLEDGMENT
STATE OF OREGON, County of)ss.

The foregoing instrument was acknowledged before me this 16th day of May 19 80 by C. Scot Roberts and Judith A. Roberts

The foregoing instrument was acknowledged before me this day of 19 by and of a corporation, on behalf of the corporation.

Sherry M. Smolders
Notary Public for Oregon
My commission expires: 3/11/84

Notary Public for Oregon
My commission expires:

SEAL

Title Order No.
Escrow No.

After recording return to:
Mr. and Mrs. Donald B. Lyons
1724 Homedale Road
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mr. and Mrs. Donald B. Lyons
1724 Homedale Road
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE

14058

87502

14059

STATISTICAL BUREAU



AMERICAN

ENCUMBRANCES CONTINUED:

as provided in any recorded protective covenants."

9. 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 in Volume M78, page 1523, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 29th day of July, A. D. 1980 at 10:00 o'clock AM. on

Deeds to and from Mountain Title Co. on Page 14058

Wm D. MILNE, County Clerk

By Berntha. H. H. H.

Fee \$7.00

Judith A. Roberts
JUDITH A. ROBERTS

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before

me this _____ day of _____ 19 _____

by _____ and _____

of _____

a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires _____

Notary Public for Oregon
My commission expires _____

THIS SPACE RESERVED FOR RECORDER'S USE



Wm D. Milne, County Clerk
Klamath County, Oregon
1725 Commercial Street
Medford, Oregon 97504
Phone 938-2311