

X-33878

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WARRANTY DEED

PHILIP O. LEIDHOLDT and INEZ P. LEIDHOLDT, husband and wife,  
Grantors, convey and warrant to BARBARA J. OLEXER, Grantee, the  
following described real property situate in Klamath County, Oregon,  
free of all encumbrances, except as specifically set forth herein:

Lot 13 in Block 1 of Rolling Hills Subdivision, Tract 1099,  
according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way and easements of  
record and those apparent on the land; reservations and restrictions  
contained in the dedication of Rolling Hills as follows: "... said  
plat being subject to the following restrictions: (1) Building set-back  
lines of 75 feet from the centerline of the street on which the lot  
fronts and 50 feet from the centerline of the street on which the lot  
sides; (2) Public utilities easements 16 feet in width centered on all  
side and back lot lines; (3) One foot reserve strips (street plugs) as  
shown on the annexed plat to be dedicated to Klamath County and released  
by resolution of the County Commissioners when the adjoining property  
is properly developed; (4) All sanitary facilities subject to approval  
of the Oregon Department of Environmental Quality; (5) Access to Reeder  
Road, a county road is hereby vacated for Lot 5, Block 1 and Lot 7,  
Block 2; (6) Access to the proposed road adjacent to the north boundary  
of said "Rolling Hills" is hereby vacated for Lots 1, 9, 10, 11, 13, 14  
and 15, Block 1, and all of Block 3; (7) Drainage easements as shown  
on the annex plat."; Rules, regulations and assessments of Rolling Hills  
Road and Drainage Association; Restrictive Covenants for Rollin Hills,  
Tract No. 1099, recorded October 16, 1974, Vol. M-74, page 13496, Deed  
Records of Klamath County, Oregon. Amended Restrictive Covenants  
recorded October 1, 1975, in Volume M-75, page 11919, Deed Records of  
Klamath County, Oregon; and Possible improvement of Rocking Horse Lane  
disclosed by estimated assessments filed in Commissioners Journal.  
Estimated Assessment for property in question is \$1,561.54.

The true and actual consideration for this transfer is the sum of  
One Hundred Twenty-Two Thousand and no/100 Dollars (\$122,000).

Until a change is requested, all tax statements shall be mailed  
Return to:  
to: Grantee 8603 Rocking Horse Lane, Klamath Falls, Oregon 97601

DATED THIS 14 day of November, 1980.

STATE OF OREGON )  
County of Klamath ) ss.

On this 14th day of November, 1980, personally appeared before  
me the within named Philip O. Leidholdt and Inez P. Leidholdt and  
acknowledged the foregoing instrument to be their voluntary act and deed.

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION  
ATTORNEY AT LAW  
411 PINE STREET

KLAMATH FALLS, OREGON 97601  
STATE OF OREGON, COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the  
24th day of November A.D., 19 80 at 11:46 O'clock AM., and duly recorded in  
Vol. M-80 of Deeds on Page 22804.

Fee \$ 3.50

W. D. MILNE, County Clerk  
by Jacqueline J. Milne