

K-34077

96342

WARRANTY DEED

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WILLIAM V. ALBERT and LINDA F. ALBERT, Grantors

conveys and warrants to JAMES RICHARD LEWIS and AUDREY LOUISE LEWIS, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lot 12 in Block 1 of Tract 1033, Keno Hillside Acres, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon.

subject to the following exceptions:

1. Reservations and restrictions in the dedication and as shown on the plat of Keno Hillside Acres Tract No. 1033.

2. Easement, including the terms and provisions thereof, to Pacific Power & Light Company, dated December 13, 1965, recorded January 21, 1966, in Volume M-66, page 604, Deed records of Klamath County, Oregon.

3. Reservations and restrictions in deed from Piney Woods Land and Development Company, an Oregon corporation to Sam B. Davis, dated June 20, 1973, recorded June 21, 1973, in Volume M73 page 7803, records of Klamath County, Oregon, as follows: "The grant herein made is for the purpose of creating a covenant running with the land in recognition of the fact that certain of the surrounding property adjacent to these parcels of property which are subject matter hereof, are generally used for agricultural purposes. Grantee, his heirs, successors and assigns shall not interfere with the reasonable use of said surrounding property for agricultural purposes." The consideration for this transfer is: \$13,000.00

Dated: February 4, 1981.
William V. Albert
Linda F. Albert

STATE OF OREGON)
County of Klamath) ss.
February, 19 81
Personally appeared the above named WILLIAM
V. ALBERT and LINDA F. ALBERT,
and acknowledged the foregoing
instrument to be their voluntary act and deed.
Before me:
[Signature]
Notary Public for Oregon
My commission expires 10-25-81

PREPARED BY
TAGGART & TAGGART
ATTORNEYS AT LAW
71 S. W. 3RD AVENUE TELEPHONE 889-5372
ONTARIO, OREGON 97914

(FOR RECORDERS USE)

Until a change is requested, all tax statements shall be sent to the following address:
Mr. and Mrs. James Lewis
1148 S.W. 12th Avenue
Ontario, Oregon 97914

After recording return to:
Mr. and Mrs. James Lewis
1148 S.W. 12th Avenue
Ontario, Oregon 97914

STATE OF OREGON; COUNTY OF KLAMATH; ss.
I hereby certify that the within instrument was received and filed for record on the
25th day of February A.D., 19 81 at 11:36 o'clock A M., and duly recorded in
Vol M81, of Deeds on page 3294.
Fee \$ 3.50
EVELYN BIEHN
COUNTY CLERK
By [Signature] deputy