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Vol. m8 Page 7072

WARRANTY DEED

FREDERICK H. LANGE, JR. and FRANCES R. LANGE, husband and wife, as tenants by the entirety, Grantors, convey and warrant to EDITH ANNE PEUGH, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 5, Block 3, as shown on the map entitled "CASCADE PARK," filed in the office of the County Clerk, Klamath County, Oregon

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Water and sewer use charges, if any, due to the City of Klamath Falls.
4. Building set back line 20 feet from Hope Street as set forth on dedicated plat.
5. Utility, irrigation and drainage easements along rear of lot as set forth on dedicated plat.
6. Conditions and restrictions of Klamath Irrigation District set out in the plat and those in the Dedication of Cascade Park.
7. Easements for irrigation ditch as set out in instrument recorded December 19, 1957 in Deed Volume 296 at page 386.
8. Use and building restrictions and conditions, set-back lines and easements as set out in instrument recorded April 24, 1962 in Deed Volume 337 at page 44, and amended by instrument recorded in Deed Volume 353 at page 401.

The true and actual consideration paid for this conveyance is \$48,500.

WITNESS Grantors' hands this 3rd day of April, 1981.

Frederick H. Lange Jr.
FREDERICK H. LANGE, JR.

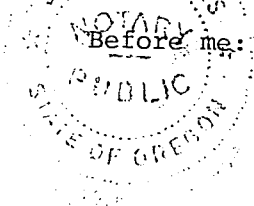
Frances R. Lange
FRANCES R. LANGE

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STATE OF OREGON)
) ss
County of Klamath)

Personally appeared FREDERICK H. LANGE, JR. and FRANCES R. LANGE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Judy B. Rubin
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-23-81

Unless a change is requested,
all future tax statements
shall be sent to:

*Edith Anne Peugh
6205 Dennis Drive
Klamath Falls, Oregon*

AFTER RECORDING RETURN TO:
same as above

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
this 20th day of April A. D. 1981 at 2:00 o'clock p M., and
duly recorded in Vol. 181, of Deeds on Page 7072.

EVELYN BJEHN, County Clerk
By Aletha A. Jensen

Fee \$7.00