

28797

TA-8-26702-1
WARRANTY DEED (INDIVIDUAL)Vol. 183 Page 16846

BENNIE M. WILLIAMS

BRADLEY D. BURDA and CHRISTINE A. BURDA, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as:The East 70 feet of Lot 13, Block 37, HOT SPRINGS ADDITION IN THE
CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 43,200.00*

**

22 Dated this 27th day of September, 19 83.Bennie M. WilliamsSTATE OF OREGON, County of Klamath) ss.On the 27th day of September, 19 83 personally appeared the above named
Bennie M. Williams and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Susan C. Pitzke
Notary Public for OregonMy commission expires: 11-2-86* The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TAX STATEMENTS TO:
MR. & MRS. BRADLEY D. BURDA
1914 PORTLAND
KLAMATH FALLS, OREGON
97601

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Deputy

EXHIBIT "A"

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Hot Springs Addition.
2. Reservations, restrictions and easements as contained in Deed recorded June 12, 1913 in Volume 39 at page 334, Deed Records of Klamath County, Oregon, Klamath Development Company to James L. Emigh, to wit: "(1) Subject to all the reservations set forth in the dedication of the aforesaid Addition, and to the reservations of the streets, alleys and boulevards therein. (2) Grantee hereby agrees that no dwelling house shall be erected on said premises to cost less than Twenty-five Hundred Dollars, unless plans for the same are approved by party of the first part and further, that no building shall be erected on said property within thirty (30) feet of the line of Eldorado Avenue and that no fence or wall shall ever be erected on said property at a greater height than four feet at any point within thirty feet of Eldorado Avenue; and that no building except for dwelling purposes and the necessary and usual outbuildings incident thereto, shall be erected or used on said premises, for a period of fifteen (15) years from date of this contract. (3) Said grantee agrees to pay any and all assessments or liens heretofore or hereafter levied or assessed against said real property for any municipal improvement."
3. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$36,500.00

Dated : January 13, 1983
Recorded : January 18, 1983 Book: M-83 Page: 931
Trustor : Bennie M. Williams
Trustee : William Sisemore
Beneficiary : Klamath First Federal Savings & Loan Association
which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON,
County of Klamath)
Filed for record at request of

on this 28th day of Sept. A.D. 19 83
at 10:22 o'clock A M, and duly
recorded in Vol. M 83 of Deeds
Page 16646

EVELYN BIEHN, County Clerk

By Pam Smith, Deputy

Fee 8.00