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29341 MC 1393	JOSEPH LEMIC	H, JR.	
KNOW ALL MEN BY THESE PRESENTS, I RAL		•••••	
reinafter called the grantor, for the consideration hereina	fter stated, to granto	paid byh	reinafter called
einafter called the grantor, for the consideration hereina DANIEL L. CULP and MARYLIN L. CULP grantee, does hereby grant, bargain, sell and convey	, husband and Wi	and drantee's heirs	successors and
DANTILL SALL and convey	unto the said grains	thereses t	
DANIEL L. COUR and make and convey grantee, does hereby grant, bargain, sell and convey signs, that certain real property, with the tenements, here taining, situated in the County of Klamath	editaments and appu	described as follows	, to-wit:
signs, that certain rear property of Klamath	and State of Orego	.,	
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ot 5 in Block 12 of TRACT NO. 1026, The In	r Clerk of Klama	th County, Oregon	1.
ot 5 in Block 12 of TRACT NO. 1026, THE Mind hereof on file in the office of the County	, 02		
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- continued on the rev	verse side of	AT DET & R CO	
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And said grantor hereby covenants to and with	anted premises, free f	rom all encumbrances	if any, as of
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grantor will warrant and forever defend the said premark demands of all persons whomsoever, except those thanks the first and actual consideration paid for the first and actual consideration paid for the first warrant warr	ACKA XIZIKA XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	EXPROMINENTALIZATION (SEE AS 03 030.)
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changes shall be implied to make the provisions need in Witness Whereof, the grantor has executed to its corporate grantor, it has caused its name to be so that heard of directors.	igned and seal affixed		1 - X V
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## SUBJECT TO:

- 1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
- The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
- 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
- 4. Assessments, if any, due to the City of Klamath Falls for water use.
- 5. An easement created by instrument, including the terms and provisions thereof, Recorded: May 2, 1931 Volume: 95, page 177, Deed Records of Klamath County, Oregon In favor of: California Oregon Power Company For: Transmission and distribution of electricity
- Reservations and restrictions as contained in plat dedication, to wit: "Said plat being subject to: A 25 foot building setback line along the front of all lots and a 20 foot builindg setback line along side street lines; Easements as shown on the annexed map for construction and maintenance of public utilities, irrigation, and drain ditches, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; Additional restrictions as provided in any recorded protective covenants. This plat is approved subject to the following conditions: 1. The owner of the land in this subdivision, their heirs, and assigns in whom title may be vested shall always at their own expense properly install, maintain, and operate such irrigation system. 2. The Klamath Irrigation District, its successors, and assigns, and the United States, person, firm, or corporation operating the irrgation works of said District, shall never be liable for damage caused by improper construction, operation, or care of such system, overflow, or seepage, or for lack of sufficient water for irrigation. 3. The liability of the operators of said District shall be limited to delivery of water at established outlets of the U.S.B.R. canal. 4. The lands will always be subject to irrigation assessments whether or not irrigation water
- 7. 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 November 29, 1971, in Volume M71, page 12500, Microfilm Records of Klamath County, Oregon.
- 8. Subject to a 25 foot building setback from Villa Drive as shown on dedicated
- 9. Subject to a 16 foot easement along North lot line and a 5 foot easement along East lot line as shown on dedicated plat.
- Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Recorded: October 28, 1978

Volume: M78, page 24176, Microfilm Records of Klamath County, Oregon

Grantor: Daniel L. Jensen and Nina M. Jensen, husband and wife

Trustee: Transamerica Title Insurance Company

Beneficiary: Peoples Mortgage Company, a Washington corporation The Grantee named herein has agreed to assume and pay the above described Trust Deed. The beneficial interest under said Trust Deed was assigned by instrument, Dated: April 10, 1979

Recorded: May 7, 1979

Volume: M79, page 10361, Microfilm Records of Klamath County, Oregon To: Federal National Mortgage Association

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Meadows Improvement District.

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

on this 13th day of Oct. A.D. 19 83 at\_\_\_9:03 o'clock A M, and duly recorded in Vol. M 83 of Deeds
Page 17550

EVELYN BIEHN, County Clerk
By Am Son Deputy

Fee\_12.00