33128 MTC	WARRANTY DEED	Vol. n	194 Page	
as tenants in common	ENTS, That LESLIE	K. deLEON and	JANET C. de	LEON
hereinafter called the grantor, for the consider JOHN K. YANKEY	ation hereinafter stated	o drantor21 t		······································
the grantee, does hereby down to			here:-	ofto tt
the grantee, does hereby grant, bargain, sell a assigns, that certain real property, with the ten pertaining situated in the Court with the ten	ements, herediterents	d grantee and gra	ntee's heirs, suc	errer calle Cessors and
a structure in the County of Alama	and State o	Oregon, described	as follows, to-w	ing or ap
LOT 30, BLOCK 1 MEACH JOGO AND				
on file in the office of the County	Clerk of Klamath (ding to the o ounty, Oregon	fficial plat	thereof
"This instrument does not many				
"This instrument does not guarantee described in this instrument. A buy planning department to verify approv	that any particula yer should check wi ved uses."	r use may be n th the appropi	nade of the p iate city or	roperty county
MOUNTAIN - continued on	TITIN	•		
MOUNTAIN	HILF CO	MPANI	INC	
- continued on	the reverse side of	this deed -		
- And said grantor berghy and	said grantee and grantee	's heirs, successors	and active t	
stantor is lawfully seized in fee simple of the ab	eed and these	e from all encumb	ances except	as that
the date of this deed	eed and those appar	ent upon the 1	and, if any,	as of
grantor will warrant and forevor detail it				
grantor will warrant and forever defend the said and demands of all persons whomsoever, except The true and actual consideration paid f	premises and every part	and parcel thereof	against the lawf	and that
ASTANCA CA.X ENEX OF HIGH VARIATION AND A STATE	in morer, oruteu n	Lerms of dollars	. . 4 000 AC	
he whole in construing this deed and where the cont thanges shall be implied to	tence between the symbols ① i	not applicable at	AXAX PRARUSEdy	which is
hanges shall be implied to make the provision	ext so requires, the singu	ar includes the pl	i be deleted. See OR. Utal and all Asam	S 93.030.)
a corporate grantor, it has caused its name to b	a uns instrument this	or day of JA	A LLA MA	P./
	be signed and t tr		coury .	190 4:
rder of its board of directors.	be signed and seal affixed	by its officers, du	ly authorized the	1907; ereto by
ruer of its board of directors.	X Selie	by its officers, du	ly authorized the	1907; ereto by
rder of its board of directors.	be signed and seal affixed LESLIE K. d	by its officers, du	ly authorized the	1907; ereto by
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MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

- Restrictions as contained in plat dedication, to wit: "Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; a 16 foot public ٦. utility easement centered on the back lot lines to provide ingress and egress for construction and maintenance of said utilities; any planting or structures placed thereon by the lot owner to be at his own risk; the Bonneville Power Administration Transmission line, as shown on the annexed map is subject to all restrictions and rights as recorded in Deed Volume 250, page 282, Deed Records of Klamath County, Oregon; additional restrictions as provided in any recorded protective covenants."
 - Articles of Association, imposed by instrument, including the terms and provisions thereof, recorded September 19, 1972, in Volume MT2, page 10581, 2. Microfilm Records of Klamath County, Oregon.
 - Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imoposed by instrument including the terms and provisions thereof, recorded September 18, 1972. in 3. Volume M72. page 10585, Microfilm Records of Klamath County, Oregon.
 - Transmission line easement, including the terms and provisions thereof, in favor of the United States of America, recorded October 9, 1951, in Volume 250, page 282, Records of Klamath County, Oregon.
 - Easement and release, including the terms and provisions thereof, granted to the United States of America, for electric power transmission line, recorded Tune 30, 1072, in Volume M72, nors, 712b. Microfile Posside of Vicenth Court June 30, 1972, in Volume M72, page 7124, Microfilm Records of Klamath County,

THE CONTRACTOR OF THE Oregon. 1984, before me. LOCALINE CONTRACTOR æΛ aw On this the <u>21</u> day of State of Falerie SS. County of Soutre Cla the undersigned Notary Public, personally appeared declea personally known to Me 🗴 proved to me on the basis of satisfactory evidence subscribed to the OFFICIAL SEAL to be the person(s) whose name(s) ____ Jace _executed it. KATHLEEN M. LATINO they within instrument, and acknowledged that NOTARY PUBLIC -CALIFORNIA PRINCIPAL OFFICE IN SANCA CLARA COUNTY WITNESS my hand and official seal. SALLA CLANA COUNT My Commission Expires Sept. 24, 1985 athlau s Signature ssaan D

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

24 on this_1st day of Feb. A.D. 19. M, and duly o'clock . oi_1:15 recorded in Vol. <u>1184</u> Deeds of Page_1713 EVELYN BIEHN, County Clerk 1 _ Deputy Norice By Them Fee 8.00

6 1714