

ME 13894 09 12694

39223

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 1284 Page 12636

JOHN M. BECKER and ELIZABETH E. BECKER, husband and wife
conveys and warrants to RICHARD E. BATES and CAROLYN J. BATES, husband and wife Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon; to-wit:

Lot 10 in Block 2 of FIRST ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

- The said property is free from encumbrances except
1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
 2. The premises herein described are within and subject to the statutory powers,

The true consideration for this conveyance is \$61,250.00 (Here comply with the requirements of ORS 93.030)

Dated this 25 day of July, 1984

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

JOHN M. BECKER
ELIZABETH E. BECKER

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named John M. Becker and Elizabeth E. Becker July 25, 1984

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Carolene J. Tucker*

Notary Public for Oregon - My commission expires: 4-16-84

WARRANTY DEED

John M. and Elizabeth E. Becker
Richard E. and Carolyn J. Bates

GRANTEE'S ADDRESS, ZIP

After recording return to:

Klamath First Federal
540 Main St
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

Bates
C/o Klamath 1st Fed
540 Main
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

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including the power of assessment, of South Suburban Sanitary District.

4. Assessments, if any, due to the City of Klamath for water use.
5. Easement, including the terms and provisions thereof, to South Suburban Sanitary District of Klamath County, Oregon, recorded February 14, 1966 in Volume M66, page 7841, Microfilm Records of Klamath County, Oregon.
6. Reservations and restrictions as contained in plat dedication, to wit:
"said plat subject to, a 20 foot building set-back line along the front of all lots and a 15 foot building set-back on the street sideline of all corner lots, public utility and irrigation easements as shown on the annexed plat, said easements to provide ingress and egress for the construction and maintenance of said utilities and additional restrictions as provided in recorded protective covenants. This plat is approved subject to the following conditions: 1. The owners 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 Enterprise Irrigation District, its successors or assigns, and the United States, person, firm or corporation operating the irrigation works of the Enterprise Irrigation District, shall never be liable for damage caused by improper construction, operation or care of such system or for lack of sufficient water for irrigation. 3. The liability of the operators of the Enterprise Irrigation District shall be limited to the delivery of water at established outlets. 4. The lands will always be subject to irrigation assessments whether or not irrigation water is furnished or used."
7. Subject to a 20 foot building setback line from Raymond Street as shown on dedicated plat.
8. Subject to an 8 foot irrigation and utilities easement along Southwesterly lot line as shown on dedicated plat.
9. Declarations and restrictions of First Addition to Valley View, including the terms and provisions thereof, but omitting restrictions if any, based on race, color, religion or national origin, imposed by instrument dated April 7, 1970 in Volume M70, page 2696, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 25 day of July A.D. 19 84
at 3:54 o'clock P M, and duly
recorded in Vol. M84 of Deeds
page 12636

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00