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FORM No. 963—WARRANT	V DEED -	0077	
	- DEED-STATU	TORY FORM IL	

' <sup>©</sup> ે.39223	DEED_STATUTORY FORM [Individual Grantor		STEVEN	-NESS LAW PUB. CO. PORT
JOHN M. B	WARRANTY BECKER and ELIZABETH E, ts to RICHARD E, BATES a	DEED STATUTO	ory For MOLAS	Page 1263
conveys and warran	ts to RICHARD E. BATES a	CAROLINE	BATES bushand	Gra
except as an it:		3	nuspana .	and wife
(1)	Set forth herein situated	V1 - VILLE TOHOW	Ing described root -	
plat thereof	ock 2 of FIRST ADDITION	V TO VALLEY WE		County, Oregon, to-
Oregon.	The office	of the County	Clerk of Vi-	the official
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The state of				
1. The premi	free from encumbrances excep ses herein described ar power of assessment, o	ONTINUE DESCRIPTION OF	REVERSE SIDE	1
including the	ses herein described ar power of assessment, o	e within and	ubject to the	
2. The promi	Principal Principal	T Enterprise	rrigation Distr	ct powers,
The true consideration	ses herein described and for this conveyance is \$ 61,21	Within and		
deration	for this conveyance is \$ 61,2	0.00 (Here	ubject to the st	atutory powers
		(1,016.0	omply with the requi	rements of ORS 93.030
Dated this 05				
Dated this .25 da	y of July 198	d	00	
PARTICULAR USE MAY	ES NOT GUARANTEE THAT AND BE MADE OF THE PROPERTY STRUMENT, A BUYER	form 14	400m	
CHECK WITH THE ADE	BE MADE OF THE PROPERTY STRUMENT. A BUYER SHOULD PROPRIATE CITY OR COUNTY T TO VERIFY APPROVED 1150	JUHN M.	BECKER	
	T TO VERY OR COUNTY	EL 127ARFT	H. C. DEC	
Yandan Mar			" C. BEUKER	
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STATE OF ORECOM	S			
STATE OF OREGON, Personally appeared	County ofKlamath the above namedJohn M. B	) ss. ecker and Fli	Jul	4 25,84
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page 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 privisions 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.
- 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 privide ingress and egress for the construction and maintenance of said utilities and additional restrictions as provided inrecorded 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
- 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
at3:54	o'clock _	P M. and	dul
recorded in Vol. M84	of	Deeds	
`age <u>12636</u>			
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Fee 8.00