

42667

-WARRANTY DEED-

Vol. M84

Page 18467

HILTON R. THOMAS, Grantor, conveys and warrants to ROBERT F. GRABOWSKI and KATHRYN M. GRABOWSKI, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 3 Block 7, TRACT 1003, THIRD ADDITION TO MOYINA according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

## SUBJECT TO AND EXCEPTING:

(1) The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District; (2) The premises herein described are within and subject to the powers of Moyina Heights Water District; (3) a 20 foot building setback line along the front of lots and a 15 foot building setback line along side street lines, as shown on dedicated plat; (4) A 5 foot utility easement along the Southerly line of Lot 3 in Block 7 as shown on dedicated plat; (5) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Sixty Four Thousand Nine Hundred and No/100ths (\$64,900.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

DATED this 2nd day of July, 1980.

Hilton R. Thomas

STATE OF OREGON }  
County of Klamath }

ss. 7/2, 1980.

Personally appeared the above-named HILTON R. THOMAS and acknowledged the foregoing instrument to be his voluntary act. Before me:

Linda Stella  
Notary Public for Oregon  
My Commission expires: My Commission Expires July 13, 1981

After recording: return to  
Klamath 1st Fed  
540 Main  
Klamath Falls, OR  
Tax Statements to same address

WILLIAM P. BRANDSNESS  
A PROFESSIONAL CORPORATION  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 29th day of October A.D., 19 84 at 11:53 o'clock A M, and duly recorded in Vol M84, of Needs on page 18467.

Fee: \$ 4.00 Index: \$1.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy