

45594

ATC-28444

WARRANTY DEED (INDIVIDUAL) Vol. 185 Page 1831

ALBERT H. NEWNAM and MARIA B. NEWNAM, husband and wife

WESLEY J. SIMONSON and NANCY L. SIMONSON, husband and wife

of Klamath, State of Oregon, described as:

Lot 16, Block 3, Tract No. 1103, EAST HILLS ESTATES, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 89,000.00 \*

Dated this 29th day of January, 1985.

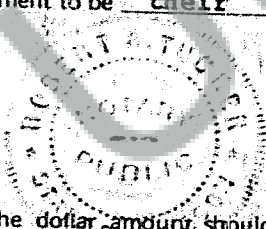
Albert H. Newnam

Maria B. Newnam

STATE OF OREGON, County of Klamath ) ss.

February 1

Albert H. Newnam &amp; Maria B. Newnam, 1985 personally appeared the above named instrument to be their voluntary act and deed, and acknowledged the foregoing



Before me:

Robert H. Tucker

Notary Public for Oregon

My commission expires: 10-13-86

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: & Taxes  
Klamath First Federal Savings  
2943 South Sixth Street  
Klamath Falls, Oregon 97603

STATE OF OREGON, ) ss.

County of )  
I certify that the within instrument was received for record  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_ Deputy

1985 FEB 5 AM 10 40

## EXHIBIT "A"

1832

## SUBJECT TO:

1. Regulations, including levies, liens, assessments, rights of way and easements of the Moyina Heights Water District.
  2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Basin View Drainage District.
  3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of East Hills Estates, as follows:
    - (a) Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage.
    - (b) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said Drainage District.
    - (c) A 25 foot building set back line on the front of all lots and a 20 foot building set back line along side street lines.
    - (d) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.
  4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
- Recorded : January 30, 1976 Book: M-76 Page: 1419  
Amended : March 10, 1976 Book: M-76 Page: 3417

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 5th day of February A.D. 19 85at 10:40 o'clock A M, and dulyrecorded in Vol. M85 of DeedsPage 1831

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 9.00