

45641

-WARRANTY DEED-

Vol. M85 Page 1929

FRED H. FICK and FRANCES H. FICK, husband and wife, Grantors,
warrant and convey to JOHN L. HECK and JOSEPHINE J. HECK, husband and
wife, Grantees, the following described real property situate in
Klamath County, Oregon, free of all encumbrances, except as speci-
fically set forth herein:

Lot 9 in Block 2 Tract 1009 Yonna Woods, according
to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) Reservations and restrictions contained in the dedication of Tract 1009, Yonna Woods, as follows: "... said plat being subject to the following restrictions: a) building set-back lines as shown on the annexed plat; b) public utilities easements as shown on the annexed plat; c) a 60 foot reserve strip for future roadway purposes centered on the lot line common to Lots 2 and 3 of Block 2; d) one foot reserve strip (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is property developed; e) all sanitary facilities subject to the approval of the County Sanitarian."; (2) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Seven Thousand Five Hundred and No/100ths (\$7,500.00) DOLLARS.

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

DATED this 2 day of March, 1979.

Fred H. Fick
Frances H. Fick

STATE OF OREGON)

County of Klamath)

ss.

March 2, 1979.

Personally appeared the above-named FRED H. FICK and FRANCES H. FICK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 6th day of February A.D. 1985 at 9:22 o'clock A.M., and
duly recorded in Vol. M85, of Deeds on Page 1929.

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

EVELYN EUEHN, County Clerk
By *[Signature]*

Fee: \$5.00

Return to:

Josephine Heck
Box 344E
Bonanza, Ore 97623

1985 FEB 9 AM 9 22

CASH \$5.00