45816	
NITC-145/2	WARRANTY DEED VOL. M&S Page 2162
KNOW ALL MEN BY THESE PRES	ENTS, That JOHN R. BUCHANAN and BERNICE B. EUCHANAN
	그리고 있는 그는 그리는 그들은 그들은 그들은 그들은 사람들이 얼마를 하는 것이 되는 것이 되는 것이 되는 것이 되는 것이 되었다. 그는 사람들이 함께 모르고 있는 것이다.
	ntion hereinafter stated, to grantor paid by DORA E. LAUSTER
the grantee, does hereby grant, bargain, sell a	and convey unto the said grantee and grantee's heirs, successors and
	and State of Oregon, described as follows, to-wit:
Lot 17 in Block 11 of TRACT NO. 106	54, FIRST ADDITION TO GATEWOOD, according to the
Original plat thereof on file in the Oregon.	ne office of the County Clerk of Klemath County,
MOUNTAINE	TITLE COM (DAILY)
MOUNTAIN	TITLE COMPANY INC.
erinter de la companya de la company La companya de la co	
To mave and to Mold the same unto the	Sent, Continue Description CHI REVERSE SIDE) said grantee and grantee's heirs, successors and assigns forever.
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at o'clock M, and recorded in book on page or as SPACE RESERVED FOR file/reel number....., RECORDER'S Record of Deeds of said county. Witness my hand and seal of County affixed. Recording OfficerDeputy HAME, ADDRESS, ZIP

SUBJECT TO:

- 1. Sewer and water use charges, if any, due to the City of Klamath Falls.
- 2. Reservations as contained in plat dedication, to wit:

 "All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said ease—utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
- 3. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national crigin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.

- 4. An easement created by instrument, including the terms and provisions thereof, recorded May 18, 1907 in Book 22, page 479, in favor of United States, for right of way for ditches and canals. (No exact location given).
- 5. Subject to building setbacks from Sherwood Drive and Southview Drive, as shown on dedicated plat.
- 6. Subject to an 8 foot utility easement over East lot line as shown on dedicated

"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."

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this -1.th day of February A.D. 1985

at 1:40 o'clock P M, and duly recorded in Vol. M85 of Deeds

Page 2162

EVELYN RIFLIN C

EVELYN BIEHN, County Clerk

By Deputy

2,00