

24920

MTC #24873-DN

Vol. m91 Page 1125

WARRANTY DEED

JANE LOIS MCCRARY, Grantor, conveys and warrants to MARK EDWARD MCCRARY, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit "A".

08 The true consideration for this conveyance is Five Thousand Dollars (\$5,000.00).

01 Dated this 16th day of January, 1991.

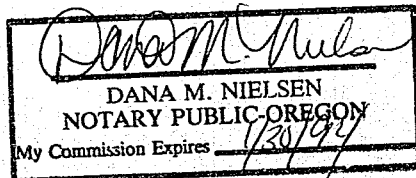
THIS INSTRUMENT WILL NOT ALLOW
USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF
APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY
APPROVED USES.

Jane Lois McCrary
JANE LOIS MCCRARY

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 16th day of January, 1991, by JANE LOIS MCCRARY.

(SEAL)



Notary Public for Oregon
My Commission Expires _____

Lot 9 in Block 2 of TRACT 1025, Winchester, 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 Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Subject to a 25 foot building setback from Sturdivant Avenue and a 20 foot building setback from Gettle Street as shown on dedicated plat.
4. Subject to a utility and irrigation easement over the Westerly 5 feet of Lot and the South 12 feet of lot as shown on dedicated plat.
5. Reservations in plat dedication, to wit:

"A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; easement as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk. No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assignees. Additional restrictions as provided in any recorded protective covenants.

AND, this plat is approved subject to the following condition:

1. The owner 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 Klamath Irrigation District, its successors and assigns, and the United States, person, firm or corporation operating the irrigation works of said District, shall never be liable for damage caused by improper construction, operation or care of such system, overflow or seepage or for lack of sufficient water for irrigation.
3. The liability of the operators of said District shall be limited to the delivery of water at established outlets of the U.S.B.R. canal.
4. The lands will always be subject to irrigation assessments whether or not irrigation water is furnished"

6. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded September 9, 1971 in Volume M1, page 9617, Microfilm Records of Klamath County, Oregon.

7. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;
Dated: March 13, 1987
Recorded: March 13, 1987
Volume: M87, page 4081, Microfilm Records of Klamath County, Oregon
Amount: \$28,000.00
Grantor: Mark Edward McCrary and Jane Lois McCrary, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association

Except reservations, restrictons, rights-of-way, easements of record and those apparent upon the land.

GRANTOR'S NAME AND ADDRESS:

Jane Lois McCrary
4548 Sturdivant
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Mark Edward McCrary
442 Mt. Whitney
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

Jerry Molatore, P.C.
426 Main Street
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:

Mark Edward McCrary
442 Mt. Whitney
Klamath Falls, OR 97601

STATE OF OREGON,)
COUNTY OF KLAMATH) ss.

1128

I certify that the within
instrument was received for record
on the 17th day of Jan., 1991,
at 10:08 o'clock A M., and
recorded in book/reel/volume No.
M91 on page 1125 or
as fee/file/instrument/microfilm/
reception No. 24920, Record
of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Name Title
By Mark Edward McCrary
Fee \$43.00 Deputy