

51117

-WARRANTY DEED-

Vol. 92 Page 21917

ORALIA A. MAZARI, Grantors,
convey and warrant to ROBERT DAVID GEPFORD and LYNDA LEE GEPFORD, 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 7, Block 72, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 3, Klamath County, Oregon, 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 Deed from Ada Parsona Sparretorn, to Henry O. Cox, John E. Cox and Charles E. Cox, dated June 9, 1936, recorded June 11, 1936, in Deed Volume 106, page 459, records of Klamath County, Oregon, as follows: "... saving and reserving unto grantor, however, all oil, gas and minerals, on, in and under said land with the right at all times to enter into and upon same to explore therefore, and to bore wells and make excavations and remove all oils and minerals found thereon and therein with rights of way for pipe lines."; (2) Reservations and restrictions contained in the dedication of Klamath Falls Forest Estate, Highway 66 Unit, Plat No. 3, as follows: "... said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building set-back on all lots adjacent to Highway 66 and to all easements and reservations of record"; (3) Declaration of Establishment of Conditions, Covenants and Restrictions Affecting Real Property between S.E.C. Co., Inc., an Oregon corporation, Developer, and Curtis Blaustein, dated June 11, 1965, recorded June 24, 1965, in Deed Volume 362, page 400, records of Klamath County, Oregon; (4) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Eleven Thousand and No/100ths (\$11,000.00) DOLLARS.

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

DATED this 16 day of January, 1979.

Oralia A. Mazari

STATE OF CALIFORNIA

County of Napass. 01-16-79, 1979.

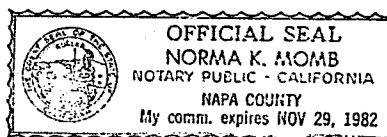
Personally appeared the above-named ~~NORBERT R. MAZARI~~ and ORALIA A. MAZARI, ~~husband and wife~~, and acknowledged the foregoing instrument to be their voluntary act. Before me:

her

Robert + Lynda Gepford
Box 76
Deer Park, Ca 9456

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

Norma K. Momb
Notary Public for California
My Commission expires: 11-29-82



Vol. 2 Page 1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert Gepford the 23rd day
 of Sept. A.D., 19 92 at 10:32 o'clock A.M., and duly recorded in Vol. M92,
 of Deeds on Page 21917.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Muelendore