"92 SEP 23 AM 10 32

-WARRANTY DEED-

Vol.mg 2 Page

21917

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:

81018

51117

(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 andupon 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 foct 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 Proeprty 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 ary, 1979. a. mazar STATE OF CALIFORNIA ss. 01-16-29, 1979. County of Alapa 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: -hev Notary Public for California Robert + Lynda Gepford My Commission expires: 11-29-82 BOX peer Part Ca 94576 OFFICIAL SEAL NORMA K. MOMB NOTARY PUBLIC - CALIFORNIA WILLIAM P. BRANDSNESS ATTORNEY AT LAW NAPA COUNTY My comm. expires NOV 29, 1982 KLAMATH PALLS, OREGON 97601

	21918
TICIS agent Condov James Mind State	SILL?
Treatenth alteration and and and and and and and and and an	
The contract of the literated of the second	
encode a second and the standard standard and the second	
and the second provide a second standard and the secon	
MART OF ORECON. COUNTY OF VI ANATHL	

가슴 물건을 걸 수 있는 것을 수 있다.

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of		Robe	rt Gepford	the <u>23rd</u> day	
of	Sept.	A.D., 19 _	92 at 10:32	o'clockA_M., a	nd duly recorded in Vol. <u>M92</u> ,
		of	Deeds	on Page	
				Evelyn Biehn	- County Clerk
FEE	\$35.00			By Oar	- County Clerk

par beter to the address for the second dependence of the second an elization of the second sec provide and all all the letters, such that we are be apply and the second as botton of these somegiess and the chosenmon of a فالمحاذ فكرهوان and the second second ing Man dan di **Jawa Kenikana** Kanali Jawa Kata Kanali dan Kanali kanali kanali kanali kanali kanali kanali kanali Tanani kana kanali ka 1 Bach ti shekara ya ku bu ɗ a - and a start and a start of the OFFICIAL SEAL NORMA K. MORNS NORMA H ANIMO ANY PURIS + ENDORING