

67932

## SPECIAL WARRANTY DEED

Vol. 1002 Page 23319

DONALD R. WILLFORD, Grantor, conveys and special warrants to DONALD R. WILLFORD and ALTON C. WILLFORD, not as tenants in common, but as joint tenants with right of survivorship, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lot 57, Lamron Homes, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a strip of land 15 feet wide adjacent to and parallel with the South boundary of Lot 57, Lamron Homes.

## SUBJECT TO:

1. Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations and restrictions contained in the dedication of Lamron Homes, as follows: "1) A 15 foot building set back line as shown on plat. 2) An 8 foot easement along the back of all lots for future sanitary sewer and public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner. 3) The use of the land is for residential purposes only and is limited to one residential building per lot. 4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority specifications. The 8 foot easement along the back of all lots is granted to the public for utility use only as above specified and includes perpetual right for ditches to convey irrigation water as shown."
4. Declaration of Restrictive Covenants of Lamron Homes, dated July 24, 1958, recorded July 28, 1958, in Volume 301, page 380, and recorded March 19, 1959, in Volume 310, page 638, Deed records of Klamath County, Oregon.

"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".

The true consideration of this conveyance is other good and valuable consideration. (ORS 93.030)

DATED this 10th day of SEPTEMBER, 1993.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument.

DATED: 9/11/93 9/10/93

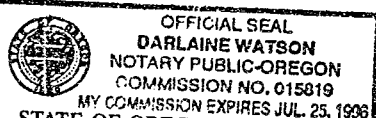
Donald R. Willford  
DONALD R. WILLFORD

STATE OF OREGON

County of Klamath ) ss.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF September, 1993.

Darlene Watson  
Notary Public for Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of D.R. Willford  
of Sept. A.D. 19 93 at 2:20 o'clock P.M. and duly recorded in Vol. 1002 Page 23319  
of Deeds on Page 23319

FEE \$30.00

Evelyn Biehn County Clerk

By Darlene Watson

Return: D.R. Willford  
5230 Sturdivant  
Klamath Falls, Or. 97603

09-10-93P02:29 RCVD