

69856

K-45639

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AFTER RECORDING RETURN TO:

Stanley Michael Petersen, Jr.
 Kimberly Kay Peteren
 4413 Lombard Drive
 Klamath Falls, Oregon 97603

SEND TAX STATEMENTS TO:

Stanley Michael Petersen, Jr.
 Kimberly Kay Petersen
 4413 Lombard Drive
 Klamath Falls, Oregon 97603

-WARRANTY DEED-

Ledora Ann Hampton, Grantor, conveys and warrants to Stanley Michael Petersen, Jr. and Kimberly Kay Petersen, husband and wife, Grantees, the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 9 and the S $\frac{1}{2}$ of Lot 8, Block 9, First Addition to Cypress Villa, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

- (1) The taxes for 1993-94 are now a lien, but not yet payable.
- (2) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
- (3) Any unpaid charges or assessments of Klamath Irrigation District.
- (4) Rules, regulations and assessments of South Suburban Sanitary District.
- (5) Reservations and restrictions contained in the dedication of First Addition to Cypress Villa as follows: "Subject to the following restrictions: 16 foot easements for future public utilities as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities; building set-back lines as shown on the annexed plat; no changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District its successors or assigns; additional restrictions as provided in the recorded protective covenants. We further dedicate and convey to the public, easements for construction and maintenance of irrigation ditches as shown on said plat."
- (6) Right of Way Easement, including the terms and provisions thereof, given by Lloyd Day and Marie C. Day to Pacific Power & Light Company, dated June 16, 1969 and recorded June 19, 1969 in M-69 on page 4969, records of Klamath County, Oregon.
- (7) Easement and amendment to Easement disclosed by document recorded March 18, 1970 in M-70 on page 2157, records of Klamath County, Oregon, by Lloyd Day and Marie Day, Erwin Brower and Virginia Brower, California-Pacific Utilities Co., Pacific Power and Light Co., Pacific Northwest Bell Company, Southern Oregon Cable TV, Klamath Irrigation District, South Suburban Sanitary District, and Oregon Water Corporation.

1. WARRANTY DEED

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The true and actual consideration for this transfer is \$66,000.00.

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 use.

Dated this 12th day of October, 1993.

Ledora Ann Hampton
Ledora Ann Hampton

STATE OF OREGON)

County of Klamath)

ss. October 12th, 1993.

Personally appeared the above-named Ledora Ann Hampton and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 1-05-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the 18th day
of Oct. A.D., 19 93 at 11:00 o'clock A M., and duly recorded in Vol. M93
of _____ Deeds _____ on Page 27176

FEE \$35.00

Evelyn Biehn County Clerk

By [Signature]