

WARRANTY DEED

MTC 35136
 KNOW ALL MEN BY THESE PRESENTS, That JOE L. LEWIS and PHYLLIS D. LEWIS, as
tenants by the entirety

in consideration of TEN THOUSAND FIVE HUNDRED Dollars,
 to HAROLD ELLIOT paid by the Grantee herein, do hereby grant, bargain, sell and convey unto

Grantee the following described real property, situate in the County of KLAMATH and State of Oregon, to wit:

Lots 9 and 10, Block 2, MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the granted premises unto the said Grantee, his Heirs and Assigns forever.
 And the Grantor do covenant that they lawfully seized in fee simple of the above granted premises free from all encumbrances, SEE ATTACHED

and that they will and their heirs, executors and administrators, shall warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

Witness hand and seal this 25th day of April, 19 95

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. AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

X Joe L. Lewis (SEAL)
 JOE L. LEWIS

X Phyllis D. Lewis (SEAL)
 PHYLLIS D. LEWIS

(SEAL)

(SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. 25 APRIL 19 95
 COUNTY OF LANE

Personally appeared the above named Joe & Phyllis Lewis

and acknowledged the foregoing instrument to be A voluntary act



(seal)

Before me:

Notary Public for Oregon

My commission expires 3/23/97

ESCROW NO. SR-14243KM

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

HAROLD ELLIOT
19505 COMANCHE LANE
BEND, OR 97702

Return to:

HAROLD ELLIOT
19505 COMANCHE LANE
BEND, OR 97702

STATE OF OREGON

County of _____ } ss.

I certify that the within instrument was received for record on _____ at _____ o'clock _____, and was recorded in Book _____ Page _____ Record of Deeds of said county.

Recorder of Conveyances

WARRANTY DEED (EXCEPTIONS)

1. Reservations and restrictions in U. S. Patent to Fred L. Mahn, dated May 15, 1918, recorded August 7, 1918 in Deed Volume 49, page 391, Deed Records of Klamath County, Oregon, as follows:

"...any vested and accrued water rights for mining, agriculture, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and there is reserved from the lands hereby granted, a right of way thereon for ditches and canals constructed by the authority of the U. S. "

2. Covenants, conditions and restrictions as shown on the recorded plat, as follows:

"Said plat being subject to following conditions: (1) 20 foot building setback lines along all street lines. (2) A 16 foot utility easement as shown along the side or back or centered on back line of all lots, said easement to provide ingress and egress for construction and maintenance of said utilities with no permanent structures being permitted thereon and any plantings being placed thereon at the risk of the owner (3) A 15 foot easement along the Easterly line of Lots 1 through 7 and Lot 9, Block 1 to allow all owners in this subdivision access to the river. (4) A 40 foot easement at the center of Block 2 for future road. (5) And further restrictions as provided in recorded protective covenants."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day
of May A.D., 19 95 at 11:17 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 11838

FEE \$35.00

By Bernetha G. Zetsch County Clerk