MTC 35291,

					, Grantor
n consideration of		THOUSAND	NINE HUNDR	ED FIFTY	Dollar
ROY HARRIS an	paid by the Grantee d DEBRA J. HARR	<i>herein, d</i> IS. husb	a hereby gra	nt, bargain, sell d	and convey unto
rantee s the follow	ving described real proper	ty situata in	the County of	KLAMATH	
ate of Oregon, to wit:	mag water to car proper	ij, siiuaie in	ine County Of	- CAMPATII	a
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To Have and to Ho And the Grantor_ emises free from all end	ld the granted premises unddocovenant to cumbrances,SEE ATT	hat <u>he</u>	antee_s , the	Heirs and the simple	nd Assigns forever. of the above grante
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Witness	hand and seal_	this			, 19 95 .
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- 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."

3. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: April 19, 1995 Recorded: May 08, 1995

Volume: M95, page 11840 , Microfilm Records of Klamath County, Oregon

Amount: \$ 9,000.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: Joe L. Lewis and Phyllis D. Lewis

STATE OF OREGON: COUNTY OF KLAMATH	
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	for record at request of	
of	June	A.D., 19 95 at0'clockAM., and duly recorded in VolM95
		on Page16603
FEE	\$35.00	Bernetha G. Letsch, County Clerk By Anneth Muelles