

WARRANTY DEED

George F. and Jeannette K. Counsil, Grantors, conveys and warrants to Thomas C. and Gale R. Dickert, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein in Klamath County, Oregon, to-wit:

The Southerly 15 feet of Lot 3, the Southerly 15 feet of the Westerly 100 feet of Lot 15, all of Lots 4, 5, 6, 7 the Westerly 100 feet of Lots 11, 12, 13 and 14, TOGETHER WITH the vacated alley abutting said property; and Lots 8 and 9 TOGETHER WITH Westerly 10 feet of vacated alley abutting same, in Block 25, ALL IN WEST KLAMATH, in the County of Klamath, State of Oregon.

The said property is free of encumbrances except:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Plevna Irrigation District.

2. Covenants, conditions and restrictions as shown on the recorded plat, to wit:  
"saving, excepting and reserving out of said dedication to said holliday Land Company, and its successors or assigns, the exclusive right to operate auto bus lines on, through, or over all the streets in said West Klamath for all time to come. Likewise saving, excepting and reserving out of said dedication to said Holliday Land Company, its successors or assigns, the exclusive right to construct sewers, water, gas, telephone and electric light systems and the free and unobstructed use of the streets and alleys in said West Klamath for the purpose of excavating and laying therein sewers, mains, pipes or erecting poles for such systems. Likewise savings, excepting and reserving unto said Holliday Land Company, its successors and assigns, the right to prevent or prohibit telephone, electric light or other wires from being placed or strung on poles or otherwise on or along the streets of said West Klamath when it is possible to place or string said wires in or along alleys."

The true consideration for this conveyance is \$90,000.00.

Dated this 15th day of March, 1985.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

*George F. Counsil Jeannette K. Counsil*

STATE OF OREGON, County of Klamath ) ss.

March 15, 1984.

Personally appeared the above named George F. & Jeannette K. Counsil and acknowledged the foregoing instrument to be their voluntary act and deed.

SEAL

Before me:

*Kristi L. Redd*  
Notary Public for Oregon

My commision expires: 11/16/87

After recording return to:  
Thomas C & Gale R Dickert  
PO Box 966  
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19th day  
of July A.D., 19 95 at 11:30 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 18675

FEE \$30.00

Bernetha G. Leisch, County Clerk

By *[Signature]*