

K-48722
WARRANTY DEED

ELMER A. MCGINNIS and NEVA G. MCGINNIS, husband and wife, Grantors convey and warrant to MARVIN CLEMENTS and DEBORAH CLEMENTS, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 15 of ELM PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Assessments, if any, due to the City of Klamath Falls for water use;
3. Taxes for 1980-81, a lien, but not yet due and payable;
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District;
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District;
6. Reservations and restrictions as contained in Deed from Henry A. Nitschelm and Melvene Nitschelm, husband and wife, recorded February 28, 1942, in Volume 145, page 352, Deed Records of Klamath County, Oregon, including, but not limited to the following: "Subject however, to the following covenants, conditions and reservations, to wit: FIRST, No cattle, hogs, sheep or goats shall ever be kept upon said premises by stabling, herding or penning the same thereon; SECOND, No dwelling house of a less value than \$3,000.00 shall ever be erected or constructed on said parcel of real property; and property line of every kind shall be set back 35 feet from the property line on its front or street side; THIRD, This conveyance is made and accepted, subject to all contracts existing affecting said lands, concerning its irrigation and drainage in the district in which situated, and to rights of way existing on, over and across said property for electricity carriage, and irrigation and drainage ditches; FOURTH, until public sewage provisions shall be made and used for said premises all septic tanks must be properly installed and constructed for taking care of sewage."
7. Real Estate Contract, including the terms and provisions thereof, dated October 30, 1978, a memorandum of which was recorded October 31, 1978 in Volume M78, page 24561, Microfilm Records of Klamath County, Oregon, Vendor: Elmer A. McGinnis and Neva G. McGinnis, husband and wife Vendee: Merrill L. Johnson and Candace F. Johnson, husband and wife.

8. Assignment of Purchasers' Interest in the above-entitled Contract of Sale, dated July 18, 1980, recorded on July 21, 1980 in M80, page 13467, from Merrill L. Johnson and Candace F. Johnson, husband and wife, as Assignors to Marvin Clements and Deborah Clements, husband and wife, as Assignees.

The true and actual consideration paid for this conveyance is \$32,321.04.

WITNESS Grantors' hands this 5th day of August, 1980.

Elmer A. McGinnis
ELMER A. MCGINNIS

Neva G. McGinnis
NEVA G. MCGINNIS

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named ELMER A. MCGINNIS and NEVA G. MCGINNIS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/88

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

Unless a change is requested
all future tax statements shall
be sent to:

~~Mr. and Mrs. Marvin Clements~~

Brian L. Brown

AFTER RECORDING RETURN TO:

~~Mr. and Mrs. Marvin Clements~~

Klamath County Title Co.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Company

on this 26 day of Dec. A.D., 19 95
at 11:21 o'clock A. M. and duly recorded
in Vol. M95 of Deeds Page 35053
Bernetha G. Letsch, County Clerk
By Paulene Nuland

Deputy.

WARRANTY DEED, PAGE TWO.

Fee. \$35.00