

96 MAR 25 AM 11:11
ATC 05044381

WARRANTY DEED

ERNEST A. HOUCK and IDA HOUCK, husband and wife, Grantor, conveys and warrants to and LAURA M. REED and JUSTIN EARL REED, Grantees, not as tenants in common, but with the right of survivorship, that is that the fee shall vest in the survivor of the grantees, the following described real property, free from encumbrances except as specifically set forth herein:

The West 1/2 of Lot 14, Block 2, BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

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

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

3. Reservations as set out in Deed recorded December 21, 1939 in Volume 126, page 155, Deed Records of Klamath County, Oregon, to wit:

"Reserving to the first parties their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."

The true consideration for this conveyance is \$20,000.00.

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 uses.

DATED this 29 day of May, 1987.

Ernest A. Houck
ERNEST A. HOUCK

Ida Houck
IDA HOUCK

STATE OF OREGON)
) ss.
County of Josephine)

May 29, 1987

Personally appeared the above named ERNEST A. HOUCK and IDA HOUCK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Nancy E. Metcalf
Notary Public for Oregon
My Commission Expires: 8/20/89

After recording return to:

Laura Reed & Justin Reed
1435 Dayton St.
Klamath Falls, OR 97601

Until a change is requested, all
tax statements shall be sent to:
SAME - NO CHANGE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day
of March A.D., 1996 at 11:11 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 8071.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Cheryl Russell