

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 31st day of July, 1953, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Walter J. Zindar and Edith A. Zindar, husband and wife

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Notary Public for Oregon
My Commission expires October 19, 1954

WARRANTY DEED

(FORM No. 3)

TO

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of August, 1953, at 10 o'clock A.M., and recorded in book 262 on page 204. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Chas. F. De Lap
County Clerk - Recorder
By Edith A. Zindar
Wife of Walter J. Zindar

Fee: \$1.50

Klamath County Abstract Co.

FORM No. 3 - WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That we, Harvey P. Martin and Anna C. Martin, husband and wife,

in consideration of Ten Dollars and other valuable considerations

to us paid by William K. Vannice and Vivian R. Vannice, husband and wife,

do hereby grant, bargain, sell and convey unto said William K. Vannice and Vivian R. Vannice, husband and wife,

their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Lots Twenty-one (21) and Twenty-two (22) in Block One (1) of SUNNYLAND, a resubdivision of the South 10 acres of Enterprise Tract No. 31, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. All Contracts and Agreements with the United States of America and the Klamath Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches or canals heretofore conveyed or used in connection therewith.

2. Reservations in deed from E. M. Chilcote and Sue E. Chilcote, his wife, to D. M. Smith and Herman Smith, his wife, and R. C. Dale and Lillian Dale, his wife, dated November 1, 1940, recorded November 20, 1940 in Vol. 133 of Deeds at page 293, records of Klamath County, Oregon, as follows: "No dwelling costing less than \$2000 shall be erected on this property and all buildings shall be set back at least 25 feet from the front line of said Lot. Septic tanks must be installed.

3. Reservations in deed from E. M. Chilcote and Sue E. Chilcote, his wife, to D. M. Smith, his wife, and R. C. Dale and Lillian Dale, his wife, dated October 8, 1941, recorded April 10, 1945, in Volume 175 of Deeds, at page 201, records of Klamath County, Oregon, as follows: "No dwelling costing less than \$2000 shall be erected on this lot and no outside toilets will be permitted. Septic tanks must be installed. All buildings shall be set back in line with other buildings on Austin St."

To Have and to Hold the above described and granted premises unto the said William K. Vannice and Vivian R. Vannice, husband and wife, as an estate by the entirety.

their heirs and assigns forever.

And we, Harvey P. Martin and Anna C. Martin, husband and wife,

above named do covenant to and with the above named grantees, their heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, save and except as above stated.



and that we, our will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

Witness Our hand, seal and seal this 20 day of July, 1953.

Executed in the Presence of

Anna C. Martin (SEAL)

Harvey P. Martin (SEAL)

(SEAL)

(SEAL)