

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Winifred M. Lawrence, also known as Wyn M. Lawrence, a single woman, in consideration of Ten Dollars and other valuable considerations to me paid by Oliver E. Moen and Bonnie J. Moen, husband and wife, do hereby grant, bargain, sell and convey unto said Oliver E. Moen and Bonnie J. Moen, husband and wife, as an estate by the entirety, 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:

Lot Thirty-two (32) of Lakeshore Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rights of way for electric power lines across said premises in favor of The California-Oregon Power Company, a corporation, and other reservations and restrictions as shown by deed from E. A. Geary et al., to Crater Lake Seed Company, a corporation, dated November 24, 1939, recorded December 26, 1939, on page 178 of Vol. 126 of Deeds, records of Klamath County, Oregon, as follows: "First: Reserves to the grantors, their heirs and assigns, a right of way 10 feet in width over and across said premises for the purpose of establishing and maintaining irrigation and drainage ditches, and the right to go on said premises for the purpose of construction and maintaining said ditches at location thereof, as shown by the approved and adopted plan of reclamation of Lake Shore Gardens Drainage District on file with the Secretary of the Board of Supervisors of said district. Second: That during the period of 25 years from June 1, 1927, on said land or any portion thereof there shall be no slaughter house, garage, feeding plant, or dump, or incinerator, and no livestock unless enclosed by sufficient fences, nor shall the same or any part thereof be occupied by Chinese, Hindus, Japanese, or Negroes. Third: The grantors grant, bargain, sell and convey the above described premises subject to the terms of that certain stipulation between the grantors hereto and/or their respective predecessors in interest dated July 19, 1920, heretofore filed in the district Court of the United States for the District of Oregon in that certain suit in equity No. 6-8479, entitled Geary Investment Company, an Oregon corporation, et al, complainant vs. California-Oregon Power Company, a corporation, respondent, insofar as said stipulation relates to the premises hereinbefore described."

2. Property is included in Lakeshore Gardens Drainage District and is subject to charges and assessments thereof and to drainage ditches and canals thereon.

3. Agreement between Crater Lake Seed Company, a corporation, and The California-Oregon Power Company, a corporation, dated November 24, 1939, recorded December 26, 1939, on page 180 of Vol. 126 of Deeds, records of Klamath County, Oregon, relative to raising and/or lowering water of Upper Klamath Lake and releasing claim for damages.



4. Mortgage, including the terms and provisions thereof, executed by William C. Tyler and Dale M. Tyler, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal corporation, in the amount of \$9,900.00 dated September 29, 1953, recorded September 29, 1953, on page 328 of Vol. 152 of Mortgages, records of Klamath County, Oregon, which the grantees herein expressly assume and agree in accordance with the terms and conditions thereof.

TO HAVE AND TO HOLD the above described and granted premises unto the said Oliver E. Moen and Bonnie J. Moen, husband and wife, as an estate by the entirety, their heirs and assigns forever.

And I, Winifred M. Lawrence, also known as Wyn M. Lawrence, the grantor above named, do covenant to and with the above named grantees, their heirs and assigns, that I am 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 I will and my 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 my hand and seal this 28th day of January, 1956.

Winifred M. Lawrence (SEAL)

STATE OF OREGON)
COUNTY OF KLAMATH) SS:

Personally appeared the above named Winifred M. Lawrence, also known as Wyn M. Lawrence, a single woman, and acknowledged the foregoing instrument to be her voluntary act and deed, on this 28th day of January, 1956.

Before me:

George W. McIntyre
NOTARY PUBLIC FOR OREGON

My Commission expires: July 27, 1957

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Abstract Co.

this 31st day of Jan. A.D. 1956 at 4 o'clock P.M., and

duly recorded in Vol. 280, or 280 on Page 501,

CHAS. F. DELAY, COUNTY CLERK

Chas. F. DeLay (SEAL)