

26235 Vol 297
Warranty Deed

This Indenture Witnesseth, That

LULU MANN, a widow

herein called grantor, in consideration of TEN AND NO/100 (\$10.00) Dollars to her paid, has bargained and sold and by these present do es grant, bargain, sell and convey to

JAMES WARTHEN and ALMA WARTHEN, husband and wife,

herein called grantees, their heirs and assigns forever, the following described premises, situated in Klamath County, State of Oregon: Lot 24 of NEW DEAL TRACTS, ACCORDING to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: (1) All contracts and agreements with the United States of America and Enterprise 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) Any unpaid charges of the Enterprise Irrigation District; (3) Stock Subscription and contract executed by G. W. White to Klamath Water Users' Association, dated June 9, 1905, recorded October 13, 1905, page 128 Vol. 7B of Mtgs., records of Klamath County, Oregon; (4) Grant of right of way for pole line from J. G. Wheeler and Caroline E. Wheeler, his wife, to The California Oregon Power Company, dated November 5, 1934, recorded December 28, 1934, on page 128 Vol. 104 of Deeds, records of Klamath County, Oregon; (5) Assessments of the Suburban Rural Fire Protection District; (6) Reservations in deed from A. J. Tracy, Inc., a corporation, to G. H. Hancock and Eleanor B. Hancock, husband and wife, recorded March 7, 1941, page 49, Vol. 136 of Deeds, Records of Klamath County, Oregon, as follows: "excepting and reserving to the first party, its 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."

together with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD the said premises unto the grantee s, their heirs and assigns forever. The said grantor does covenant to and with the said grantees, their heirs and assigns, that she is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated,

and that she and her heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of May, 1954.

Lulu Mann (SEAL)
Lulu Mann (SEAL)
(SEAL)
(SEAL)

Prepared by:
FARRING & MAXWELL
Attorneys at Law
First Federal Savings & Loan Bldg.
Klamath Falls, Oregon

STATE OF OREGON

County of KLAMATH

ss. May 15, 1954

Personally appeared the above named LULU MANN, a widow

known to me to be identical person described as grantor in the within Deed, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires March 29, 1957

STATE OF OREGON

County of KLAMATH

ss. , 195

Personally appeared who, being first duly sworn did say that he is the

of and that the seal affixed to the foregoing Deed is the corporate seal of said corporation and that said Deed was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, ss
County of Klamath
Filed for record at
WILSON TITLE & ABSTRACT CO.
on this 18th day of Feb. A.D. 1954
at 2 o'clock P.M. and duly
recorded in Vol. 297 of Deeds
Page 435
CHAS F. DE LAY County Clerk
By *[Signature]*
Fee 2.50

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