

78105

Vol. 344 Page 201

Warranty Deed

This Indenture Witnesseth, That ORVAL KEITH MUSGROVE and
FERN MARIE MUSGROVE, husband and wife,

herein called grantors, in consideration of TEN AND NO/100 (\$10.00) Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to
BUILDING MATERIALS, INC., an Oregon corporation,

herein called grantee, its successors and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

Lot 4 in Block 2, FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; SUBJECT TO: (1) 1962-63 taxes. (2) Rules, regulations and assessments of the South Suburban Sanitary District. (3) Reservations and restrictions in deed from Anna Simmers, widow of A. J. Simmers, to Herman L. Lofdahl, a single man, dated May 14, 1951, recorded July 13, 1951, in Vol. 248 of Deeds, page 397, records of Klamath County, Oregon, as follows: "Not more than two hogs shall be kept on said premises at any one time." (4) Reservations contained in the dedication of First Addition to Winema Gardens,



together with all tenements, hereditaments and appurtenances hereunto 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, its successors and assigns forever. The said grantors do covenant to and with the said grantee, its successors and assigns that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated; and that they, and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals
this 1st day of March, 1963.

Orval Keith Musgrove (SEAL)

Fern Marie Musgrove (SEAL)

(SEAL)

(SEAL)

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SMITH and CARD
Attorneys at Law
538 Main Street
Klamath Falls, Oregon

STATE OF OREGON } ss. March 1, 1963
County of KLAMATH }

Personally appeared the above-named ORVAL KEITH MUSGROVE and FERN MARIE MUSGROVE, husband and wife,
known to me to be identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

NOTARY PUBLIC

NOTARY PUBLIC FOR OREGON
My commission expires Mar. 29, 1965

STATE OF OREGON } ss. 19
County of KLAMATH }

Personally appeared
who, being first duly sworn did say that he 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 request of:

Klamath County Abstract Co.

on this 26th day of March 1963

at 12:07 o'clock P.M. and duly

recorded in Vol. 344 of Deeds

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CHAS. E. DE LAF, County Clerk

By _____ Deputy

For 202

Return to:

4784 40-6-66

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