

4314

1679

KNOW ALL MEN BY THESE PRESENTS, That CHARLES R. CLARK and RUBY CLARK, husband and wife,

in consideration of Ten & No/100, (\$10.00), & other consideration Dollars,

to grantor paid by WILLIAM R. ZUMBRUN and DONNA L. ZUMBRUN, husband and wife, hereinafter called the grantor, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The East 95 feet of Lot 25 VILLA ST. CLAIRE, Klamath County, Oregon

SUBJECT TO: Acreage & use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, and water and irrigation rights in connection therewith; the property under search is within the boundaries of the South Suburban Sanitary District and is subject to the regulations, liens, assessments, and laws relating thereto; restrictions contained in that certain deed from Knute Johnson et ux, to Ray Billings, et ux, dated March 16, 1951, recorded July 17, 1951, in Deed Volume 248 at page 439, as follows: "No building shall be constructed at a cost of less than \$6,000.00 unless plans be approved by Grantor."; Mortgage, including the terms and provisions thereof, dated January 30, 1963, recorded January 30, 1963, in Mortgage Volume 215 at page 339, given to secure the payment of \$11,900.00 with interest thereon & future advances, executed by Grantors herein in favor of Veterans Administration, which Grantees assume & agree to pay; to have and to hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth, provided, further, that Grantees assume and agree to pay the above mortgage according to the terms and tenor thereof and hold Grantors harmless therefrom

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand and seal this 18 day of February, 19 66.



Charles R. Clark (SEAL)

Ruby Clark (SEAL)

(SEAL)

(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath ss. February 18, 19 66.

Personally appeared the above named CHARLES R. CLARK and RUBY CLARK,

husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Willa Mathews  
Notary Public for Oregon  
My commission expires 7.6.24 1966

(OFFICIAL SEAL)

## WARRANTY DEED

Wright, Robert

TO

AFTER RECORDING RETURN TO

No.

Wright, Robert  
1213 Main

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 1 day of March, 1966, at 11:01 o'clock A.M., and recorded in book M-65 on page 1679 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk—Recorder.

By [Signature] Deputy.