

6278 5281

KNOW ALL MEN BY THESE PRESENTS, That EDWARD P. ROUFFS and MARGARET A. ROUFFS, husband and wife,

in consideration of — — — Ten and no/100 — — —

Dollars,

to them paid by ARDEN-MAYFAIR, INC., a Delaware corporation,  
do hereby grant, bargain, sell and convey unto said ARDEN-MAYFAIR, INC., a Delaware corporation,  
its successors  
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 21 and 22 in Block 2, St. Francis Park, Klamath County, Oregon.

## SUBJECT TO:

1. Liens and assessments of Enterprise Irrigation District.
2. Regulations, liens, assessments and laws relating to the South Suburban Sanitary District.
3. Reservations and restrictions in deed executed by Herman E. Poufs, a single man, to W. J. Roufs and E. R. Poufs, and recorded June 16, 1947 in Deed Volume 207 at page 395.
4. Permanent Slope Easement, along north boundary of premises, including the terms and provisions thereof, and Conveyance of Access as set forth in instrument dated March 20, 1964, recorded March 24, 1964, in Deed Volume 351 at page 663.
5. Access restrictions and recitals as set forth in easement from E. P. Roufs, also known as Edward R. Roufs, and Margaret Alice Poufs, husband and wife, to the State of Oregon, by and through its State Highway Commission, dated March 20, 1964, recorded March 24, 1964, in Deed Volume 351 at page 663.
6. Reserving unto grantors the use of the above described property without charge to and including June 1, 1966, and grantors agree that they will remove at their sole expense and risk the existing structure on said premises on or before said June 1, 1966.

46<sup>20</sup>

To Have and to Hold, the above described and granted premises unto the said ARDEN-MAYFAIR, INC.,  
a Delaware corporation, its successors heirs and assigns forever.

And Edward P. Roufs and Margaret A. Roufs, husband and wife,  
above named do covenant to and with the above named grantee, its successors the grantors  
they are lawfully seized in fee simple of the above granted premises, that the above granted premises  
are free from all encumbrances, except as above stated,

and that they will and their 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 their hands and seals this 27th day of April, 1966.

30 Edward P. Roufs (SEAL)  
Margaret A. Roufs (SEAL)  
(SEAL)  
(SEAL)

STATE OF OREGON,

County of Klamath

ss.

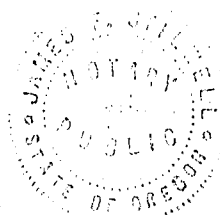
BE IT REMEMBERED, That on this 27<sup>th</sup> day of April, 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named EDWARD R. ROUFFS and MARGARET A. ROUFFS, husband and wife,

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.

*James F. Stilwell*  
Notary Public for Oregon.

My Commission expires Nov. 27, 1967



## WARRANTY DEED

(FORM No. 703)  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 17 day of May, 1966, at 3:52 o'clock P. M., and recorded in book 14-66 on page 5281, Record of Deeds of said County.

Witness my hand and seal of County affixed.

*James F. Stilwell*  
County Clerk-Recorder.  
By *James F. Stilwell* Deputy.

WHEN RECORDED RETURN TO

JAMES F. STILWELL & CO.  
519 MAIN STREET  
KLAMATH FALLS, OREGON

