

KNOW ALL MEN BY THESE PRESENTS, That ALMA G. McCLURE, a single woman,

in consideration of - - - Ten and no/100 - - - Dollars,

to her paid by ELIZABETH C. STEPHENS, a single woman,

do es hereby grant, bargain, sell and convey unto said ELIZABETH C. STEPHENS, a single woman, her

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 3 of SUMMERS LANE HOMES

SUBJECT TO:

- (1) Acreage and 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.
- (2) Regulations, liens, assessments and laws relating to the South Suburban Sanitary District.
- (3) Right of Way, including the terms and provisions thereof, to the United States of America, dated March 16, 1909, recorded March 16, 1909 in Deed Volume 25 at page 628.
- (4) Easements, set back lines, building land use restrictions, including the terms and provisions thereof, as set out on the Plat and in the Dedication of SUMMERS LANE HOMES.
- (5) Thirty-foot easement for drain ditch along the West boundary line of said Lot 3 as disclosed by Plat of said Addition.
- (6) Declaration of conditions and restrictions, including the terms and provisions thereof, covering said addition set out in instrument recorded March 6, 1956 in Deed Volume 281 at page 330.
- (7) Right of Way for transmission line easement 10 feet wide, including the terms and provisions thereof, recorded November 26, 1958 in Deed Volume 307 at page 1.
- (8) Trust Deed, including the terms and provisions thereof, dated August 6, 1965, recorded August 10, 1965 in M-65 at page 765, County Clerk's Records, given to secure the payment of \$13,050.00 with interest thereon and such future advances as may be provided therein, executed by Alma G. McClure, a single woman, to William Ganong, trustee for beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, the balance of which the grantee herein expressly assumes and agrees to pay in accordance with the terms and conditions thereof.

To Have and to Hold, the above described and granted premises unto the said ELIZABETH C. STEPHENS, a single woman,

her heirs and assigns forever.

And ALMA G. McCLURE, a single woman,

the grantor above named does covenant to and with the above named grantee, her heirs and assigns that she is 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 she will and her 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 her hand and seal this 16th day of November, 1966.



KLAMATH COUNTY TITLE CO.

Alma G. McClure (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

County of Klamath

} ss.

BE IT REMEMBERED, That on this 18th day of November, 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ALMA G. McCLURE, a single woman,

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she 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.

Donald F. Stoll
Notary Public for Oregon.

My Commission expires 2-17-70

WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 21st. day of November, 1966, at 10:13 o'clock A. M., and recorded in book M66 on page 11876, Record of Deeds of said County.

Witness my hand and seal of County affixed.

DOROTHY ROGERS

County Clerk-Recorder.

By *Dorothy Rogers*

Deputy.

WHEN RECORDED RETURN TO

*First Federal S & L**540 Main St.*