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15878

Warranty Deed

Vol. 199, Page 256 5750

This Indenture Witnesseth, That MARY SANDERS, a single woman,

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

MELVIN D. ALBERT2 and JEANNETTA F. ALBERT2, husband and wife,

herein called grantees, their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

The North 66 feet of Lot 10 of Block 8 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: (1) 1964-65 real property taxes which are a lien but not yet payable. (2) Liens or assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements and water and irrigation rights in connection therewith. (3) Any unpaid charges or assessments of the Enterprise Irrigation District. (4) Rules, regulations and assessments of South Suburban Sanitary District. (5) Reservations contained in deed from C. C. Lewis et ux to Robert Stears et ux, dated August 26, 1937, recorded October 31, 1941, on page 212 of Vol. 112 of Deeds, records of Klamath County, Oregon, as follows: "excepting and reserving to the first parties, their 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." (6) Mortgage, including the terms and provisions thereof, given by J. W. Sanders and Mary Sanders, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, dated November 28, 1960, and recorded November 29, 1960, in Klamath County Mortgage Vol. 199, Page 256, to secure the payment of \$5,100.00,



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 grantees, 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 27 day of July, 1964.

Mary Sanders (SEAL)

(SEAL)

(SEAL)

(SEAL)

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

35

5751

CALIFORNIA
 STATE OF ~~OREGON~~
 SANTA BARBARA ss. July 27, 1964
 County of ~~KLAMATH~~

Personally appeared the above-named MARY SANDERS, a single woman,
 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: MARIAN H. FOWLER

Marian H. Fowler
 NOTARY PUBLIC FOR ~~OREGON~~ CALIFORNIA
 My commission expires MARIAN H. FOWLER, NOTARY PUBLIC
 in and for the County of Santa Barbara
 State of California
 My Commission Expires March 20, 1969

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:

STA OF P.C.M. } ss
 of Klamath }
 for record at trial of
 Oregon Title Insurance
 July 27 1967
 3:10 PM
 in Vol. M-67
 Deeds
 5750

Notary Public, County Clerk

fee 3.00 *[Signature]*

Return to:

*Franklin
 100 Simple Field Drive, N.W.
 Klamath Falls - K.F. Or*

36