

67-1276 b4p

## Warranty Deed

This Indenture Witnesseth, That MABEL HENZEL, 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

CHARLES HEATON and HAZEL A. HEATON, husband and wife,

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

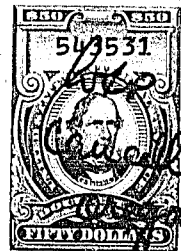
Lot 16 and the Southeasterly one-half of Lot 17, LOMA LINDA HEIGHTS.

SUBJECT TO: (1) 1967-68 taxes which are now a lien but not yet payable.  
(2) Reservations, and conditions as set back lines and easements, including the terms and provisions thereof, as set out in the Dedication and on the Plat of Loma Linda Heights.  
(3) Declaration of Conditions and Restrictions, executed by John T. Glubrecht, et ux, to the public, dated August 4, 1955, recorded August 5, 1955, in Deed Volume 276, Page 330, as amended by Amendment to Declaration of Conditions and Restrictions, executed by John F. Glubrecht, et al, recorded in Deed Volume 280, Page 263.  
(4) Reservations, conditions and recitals, including the terms and provisions thereof, as shown in deed from the United States of America to John F. Glubrecht, et ux, dated January 12, 1955, recorded February 21, 1955, in Deed Volume 272, Page 375.  
(5) Easement over the Southwesterly 8 feet of said land for transmission of electrical energy as granted to The California Oregon Power Company in deed recorded October 17, 1956, in Volume 288, Page 490. Said easement provides for ingress and egress for maintenance.  
(6) The terms and provisions of that certain agreement recorded October 13, 1961, in Volume 333, Page 131, and the modification thereof, recorded October 13, 1961, in Volume 333, Page 154, executed by Norman W. Jones and B. Emogene Jones, husband and wife, party of the first part, and Noel B. Flynn and Cornelia Flynn, husband and wife, party of the second part, for use of hot water well located on the herein-described land,

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 do es covenant to and with the said grantee s, 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 this 12th day of October, 1967.



H. F. SMITH  
Attorney at Law  
538 Main Street  
Klamath Falls, Oregon

Mabel Henzel

25

7875

STATE OF OREGON }  
County of KLAMATH } ss. October 12, 19 67.

Personally appeared the above-named MABEL HENZEL, 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:

*Dorothy Rogers*  
NOTARY PUBLIC FOR OREGON  
My commission expires May 13, 1969

STATE OF OREGON }  
County of KLAMATH } ss. , 19 .

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

and that said Deed was signed 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 record of

Oregon Title Insurance

on this 13 day of October 1967  
at 2:27 PM

recorded in Vol. 11-67 of Deeds

Page 9974

DOROTHY ROGERS, County Clerk

Fee \$3.00

Return to:

*H. J. Smith*  
538 Main, City