

171806

19696

M-68449

Warranty Deed

This Indenture Witnesseth, That ORVILLE MUSGROVE and FERN MUSGROVE, husband and wife,

herein called grantors, in consideration of TEN AND NO/100 (\$10.00) ----- Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

JOHN EDWARD TOFELL and SHARON MARIE TOFELL, husband and wife, herein called grantees, their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon :

The Northwestern 80 feet of the following-described property. A parcel of land situate in Lots 9 and 10, Block 2 of Resubdivision of Tracts 2B and 3 of HOMEDALE, more particularly described as follows: Beginning at a point 177 feet Northwest of the Southeasterly corner of Lot 10, Block 2, said Subdivision; thence Northeasterly 227.5 feet to a point on the Northeasterly line of Lot 9, Block 2, said subdivision, that is 14.5 feet Northwesternly of the Northeast corner of Lot 9, Block 2; thence Northwesternly along the Northeast line of Lot 9, Block 2, 160 feet to a point; thence Southwesterly to a point on the Southwest line of Lot 10, Block 2, 160 feet Northwesternly from the point of beginning; thence Southeasterly along the Southwest line of Lot 10, Block 2, 160 feet, more or less, to the point of beginning.

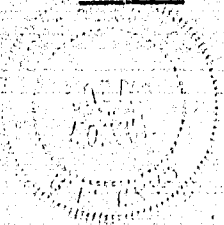
SUBJECT TO: (1) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, and water and irrigation rights in connection therewith. (2) Unpaid charges or assessments of Enterprise Irrigation District. (3) Rules, regulations and assessments of South Suburban Sanitary District. (4) Reservations and restrictions contained in deed from M. G. MacNevin, a single man, to Henry Mohr, dated September 15, 1935, recorded October 19, 1935, in Deed Volume 105, Page 292, records of Klamath County, Oregon. (5) Reservations and restrictions contained in deed from M. G. MacNevin, a single man, to E. L. Barnes, dated July 13, 1936, recorded August 17, 1936, in Deed Volume 107, Page 93, records of Klamath County, Oregon,

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 grantors do covenant to and with the said grantee s, their heirs and assigns, that they are the owner s of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they, and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands this

29 day of December, 1967.



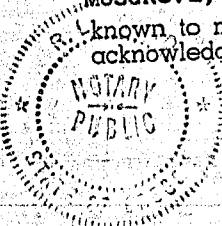
Orville Musgrove
Fern Musgrove

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

14

STATE OF OREGON }
County of KLAMATH } ss. January 15, 1968.

Personally appeared the above-named ORVILLE MUSGROVE and FERN MUSGROVE, husband and wife,
known to me to be identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires Sept 18, 1971

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 _____

STATE OF OREGON }
County of Klamath } ss.
Filed for record at request of

Transamerica Title Insurance
on this 19 (a. d. January) A. D. 1968
at 11:56 (a. m. PM) and duly
recorded in Vol. M-68 of Deeds
Page 450

Recording Data:

Fee 3.00

DOROTHY ROGERS, County Clerk
[Signature] Deputy

Return to:

Equitable Savings & Loan
700 Main
City

Warranty Deed

From

To