

## Warranty Deed

This Indenture Witnesseth, That REBECCA PEGGY LEONE and RICHARD H. LEONE, wife and husband,

herein called grantors, in consideration of FOURTEEN THOUSAND FIVE HUNDRED & NO/100 Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

SAMUEL WILLIAM RAMSEY and HELEN IMOGENE RAMSEY, husband and wife, herein called grantees, their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Lot 9, OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith.

(2) Reservations and restrictions in the dedication of Old Orchard Manor.

(3) Right of way for pole line, including the terms and provisions thereof, given by Mabel C. Merryman, et al, to The California Oregon Power Company, dated January 13, 1951, recorded January 23, 1951, in Volume 244, Page 613, Deed Records of Klamath County, Oregon.

(4) Conditions and Restrictions contained in that certain Declaration of Conditions and Restrictions, dated February 13, 1951, recorded February 20, 1951, in Volume 245, Page 361, Deed 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 grantees, their heirs and assigns, that they are the owners 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.

~~NOT WITHSTANDING~~ The true and actual consideration for this transfer is \$14,500.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 4th day of April, 1968.

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

*Richard H. Leone*  
*Rebecca Peggy Leone*



2802

STATE OF OREGON }  
County of KLAMATH } ss. April 4<sup>th</sup>, 19 68.

Personally appeared the above-named REBECCA PEGGY LEONE and RICHARD H. LEONE, wife and husband, 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 March 3-1971

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 \_\_\_\_\_

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, } ss  
County of Klamath }

Filed for record at request of

Klamath County Little Co

on this 10 da of April A.D. 1968

at 1:00 o'clock P.M. and day

recorded in Vol. 468 of Deeds

Page 2801

DOROTHY ROGERS, County Clerk

By [Signature] Deputy

Fee 2.00

Return to:

U.S. National Bank

P.O. Box 989

Klamath Falls, Oregon

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