

23951

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DIXIE M. GARREN, a single woman, in consideration of ONE THOUSAND AND no/100ths DOLLARS (\$1,000.00) to her paid by DARWIN DON DOWDING and MARTHELA H. DOWDING, husband and wife, do hereby grant, bargain, sell, and convey unto said DARWIN DON DOWDING and MARTHELA H. DOWDING, husband and wife, their 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 82, PLEASANT HOME TRACTS, Klamath County, Oregon.

SUBJECT HOWEVER, to the following:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

3. The rules, regulations and assessments of South Suburban Sanitary District, within the boundaries of which district said property is located.

4. Utility and Irrigation Easements, including the terms and provisions thereof, reserved in a deed recorded March 11, 1948, in Deed Book 218 at page 87, Deed Records of Klamath County, Oregon.

5. Trust Deed, including the terms and provisions thereof, dated May 27, 1963, recorded May 29, 1963, in Mortgage Book 217 at page 439, given to secure the payment of \$6,100.00 with interest thereon and such future advances as may be provided therein, executed Frederick G. Garren and Dixie M. Garren, husband and wife, to Oregon Title Company of Klamath County, trustee for

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beneficiary The First National Bank of Oregon,
Portland.

6. The inchoate curtesy interest of the
husband of the herein named vestee if she is
now married.

To Have and to Hold the above described and granted
premises unto the said DARWIN DON DOWDING and MARTHELA H.
DOWDING, husband and wife, their heirs and assigns forever.

And DIXIE M. GARREN, the grantor above named does
covenant to and with the above named grantees their 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, except those apparent on the land and
those shown on the records of Klamath County, Oregon, 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 our hands and seals this 17 day
of May, 1968.

STATE OF OREGON)
 : ss.
County of Klamath)

BE IT REMEMBERED, That on this 17 day of May,
1968, before me, the undersigned, a Notary Public in and for
said County and State, personally appeared the within named
DIXIE M. GARREN, a single woman, who is 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
official seal the day and year last above written.

Patricia C. Notman
NOTARY PUBLIC FOR OREGON

My Commission Expires: 10/24/71

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STATE OF OREGON, } ss
County of Klamath }

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Filed for record at request of

Hal Coe

on this 21 day of June A. D. 19 68
at 2:50 o'clock PM and duly

recorded in Vol. M-68 of Deeds

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Fee 4.50

DOROTHY ROGERS, County Clerk

By Louise H. H. H. Deputy

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