

KNOW ALL MEN BY THESE PRESENTS, That

RALPH DOUGHERTY and HELEN M. DOUGHERTY, husband and wife,

in consideration of THIRTEEN THOUSAND AND NO/100 ---- (\$13,000.00)----- Dollars,

to them paid by WALLACE A. KAWASAKI and JOAN Y. KAWASAKI, husband and wife,  
as tenants by the entirety,

do hereby grant, bargain, sell and convey unto said

Wallace A. Kawasaki and Joan Y. Kawasaki

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:

The South 15 feet of Lot 3 and the North 45 feet of Lot 4 of Tonatee  
Homes, according to the official plat thereof on file in the records  
of Klamath County, Oregon, SUBJECT TO:

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

(2) All contracts and agreements with United States of America and  
Klamath Irrigation District relative to irrigation and/or drainage and any e  
existing rights of way for ditches, laterals, or canals heretofore  
conveyed or used in connection therewith.

(3) Rules, regulations, and assessments of South Suburban Sanitary Dis-  
trict, within the boundaries of which district said property is located.

(4) Reservations contained in the dedication of Tonatee Homes.

(5) Building and Use Restrictions executed by Paul McAtee and Evelyn F.  
McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959,  
Vol. 313 of Deeds, page 290, as corrected by Correction to Building and Use  
Restrictions executed by same parties, dated June 17, 1959, recorded  
June 17, 1959, Vol. 313 of Deeds, page 355, records of Klamath County,  
Oregon, reference to which is hereby made for the terms and agreements  
of both of said instruments.

(6) Mortgage, including the terms and provisions thereof, executed by  
Leslie W. Witt and Dorothy J. Witt, husband and wife, Commerce Investment  
Inc., dated December 21, 1959, recorded December 29, 1959, Vol. 194 of  
Mortgages, page 6, records of Klamath County, Oregon, to secure the  
payment of \$12,250.00, and assigned by Commerce Investment, Inc., an  
Oregon corporation, to Federal National Mortgage Association by assign-  
ment dated January 20, 1960, recorded February 11, 1960, Vol. 194 of  
Mortgages, page 467, records of Klamath County, Oregon, the balance of  
which the grantees herein expressly assume and agree to pay in accordance  
with the terms and conditions thereof.

The true and actual consideration paid for this transfer, stated in  
terms of dollars, is \$13,000.00. However, the actual consideration  
consists of or includes other property or value given or promised which  
is the whole consideration.

To Have and to Hold, the above described and granted premises unto the said

Wallace A. Kawasaki and Joan Y. Kawasaki,  
their heirs and assigns forever.

And

Ralph Dougherty and Helen M. Dougherty

the grantor s

above named do covenant to and with the above named grantees, their heirs and assigns that  
they are lawfully seized in fee simple of the above granted premises, that the above granted premises  
are free from all encumbrances, except those above set forth,

and that they will and their 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 seal s this 27th day of July, 19 68.

x Ralph Dougherty (SEAL)

x Helen M. Dougherty (SEAL)

(SEAL)

36 (SEAL)



STATE OF OREGON,

County of *Deschutes* } ss.

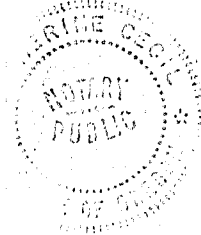
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BE IT REMEMBERED, That on this *27th* day of *July*, 19*68*, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named *Ralph Dougherty and Helen M. Dougherty, husband and wife*

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that *they* executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Catherine Reed*  
Notary Public for Oregon.  
My Commission expires *Mar. 7, 1969*



WARRANTY DEED

(FORM No. 703)  
STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON, } ss.  
County of *Klamath*

I certify that the within instrument was received for record on the *30* day of *July*, 19*68*, at *3:20* o'clock *PM.*, and recorded in book *N-68* on page *6886*, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By *Charles H. Hostman*

Fee *3.00*

WHEN RECORDED RETURN TO

*CH 16 007 1 5 11 14*

*111 N. 9th St.*

*Klamath Falls, Ore.*

*976.01*