

31105

VOL 19 PAGE 3005

FORM No. 633—WARRANTY DEED.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That BRUCE A. BOYLAN and ROBERTA F. BOYLAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROY R. SMITH and AUDREY J. SMITH, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 6 of FIRST ADDITION to CYPRESS VILLA, Klamath County, Oregon.

Subject, however, to the provisions shown on the Exhibit "A" attached hereto and by this reference made a part hereof.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those shown on Exhibit "A" attached hereto and by this reference made a part hereof;

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,700.00.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 18 day of April, 1969.

Bruce A. Boylan
BRUCE A. BOYLAN
Roberta F. Boylan
ROBERTA F. BOYLAN

STATE OF OREGON, County of Klamath, ss. April 18, 1969.
Personally appeared the above named BRUCE A. BOYLAN and ROBERTA F. BOYLAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Lawrence M. Connelley
Notary Public for Oregon
My commission expires June 10, 1971

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Roy & Audrey Smith
P.O. Box 1213
Alamogordo, Oregon

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By _____ Deputy.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

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EXHIBIT "A"

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District, within the boundaries of which district said property is located.
3. Perpetual easement, including the terms and provisions thereof, for 16 foot roadway along the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, as disclosed by instrument recorded in Deed Volumes 179 at page 493, and 225 at page 27.
4. Reservations and conditions, including the terms and provisions thereof, as disclosed by Plat and in the Dedication of said addition.
5. Conditions imposed by the Klamath Irrigation District as shown on the plat and in the dedication of First Addition to Cypress Villa.
6. Trust Deed, including the terms and provisions thereof, dated August 6, 1965, recorded August 6, 1965, in Mortgage Volume 65 at page 677, given to secure the payment of \$15,750.00, with interest thereon and such future advances as may be provided therein, executed by Bruce A. Boylan and Roberta F. Boylan, husband and wife, to William Ganong, Trustee for beneficiary, First Federal Savings and Loan Association.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Florence McConnell
 this 23rd day of April A. D. 1969 at 4:30 o'clock P.M. and
 duly recorded in Vol. M 69, of Deed on Page 3005

Fee \$ 3.00

W. D. MILNE, County Clerk
 By [Signature]