

## Warranty Deed

This Indenture Witnesseth, That WAYNE F. CHRISTENSEN and  
ERNESTINE CHRISTENSEN, husband and wife,

herein called grantor.s, 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

RAY E. CHRISTENSEN and VERA MAE CHRISTENSEN, husband and wife,

herein called grantees., their heirs and assigns forever, the following-described  
premises, situated in Klamath County, State of Oregon:

The Southeasterly 17.0 feet of Lot 2 and the Northwesterly  
66.0 feet of Lot 3, WINEMA GARDENS, according to the official  
plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: (1) Rules, regulations and assessments of  
SouthSuburban Sanitary District. (2) Reservations and  
restrictions in deed from A. J. Simmers, et ux, to  
Herman L. Lofdahl, et ux, dated April 25, 1944, recorded  
May 2, 1944, in Volume 164, Page 406, Deeds, records of  
Klamath County, Oregon. (3) Grant of right of way,  
including the terms and provisions thereof, executed by  
Dean J. Hall, a single man, to The California Oregon Power  
Company, a California corporation, dated May 23, 1956,  
recorded May 28, 1956, in Volume 283, Page 413, Deeds, records  
of Klamath County, Oregon. (4) Reservations and restrictions  
contained in the dedication of Winema Gardens and also  
Modification of Building restrictions in the Dedication.  
(5) Building and use restrictions in Winema Gardens,

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 grantor.s 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 above stated;  
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

4th day of December, 1967.

Wayne F. Christensen  
Ernestine Christensen



