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Warranty Deed

33580

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

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 bregon:

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, ct 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 43, 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 granters 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 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

४८८ day of December, 1967.

	5930	
STATE OF OREGON SSS. County of KLAMATH	December 4, 19 67.	
Personally appeared the above-named WAYNE F. CHRISTENSEN and ERNESTINE CHRISTENSEN, husband and wife, known to me to be identical persons described as grantor in the within Deed, and acknowledged the foregoing instrument to betheir voluntary act and deed.		
acknowledged the foregoing Before me:	NOTARY PUBLIC FOR OREGON My commission expires 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2	
STATE OF OREGON SS.	My commission expires 1/22/14/	
Personally appe	ared did say thathe the	
of	ed in behalf of said corporation by authority of its Board	
of Directors; and he ack	ed in behalf of said corporation by authority of its Board nowledged said Deed to be its voluntary act and deed.	
	NOTARY PUBLIC FOR OREGON My commission expires	
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