

A-19785

35612

VOI 769 PAGE 8310

WARRANTY DEED

1
2 KNOW ALL MEN BY THESE PRESENTS, That JOSEPH D. MORGAN, an unre-
3 married widower, hereinafter called the grantor, for the consideration
4 hereinafter stated, to grantor paid by EPHIE JACKSON and ELIZABETH
5 I. JACKSON, husband and wife, hereinafter called the grantee, does
6 hereby grant, bargain, sell and convey unto the said grantee and
7 grantee's heirs, successors and assigns, that certain real property,
8 with tenements, hereditaments and appurtenances thereunto belonging
9 or appertaining, situated in the County of Klamath and State of Oregon,
10 described as follows, to-wit:

11 Lot Five (5) in Block Three (3) of CHAPMAN TRACTS, according
12 to the official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.

13 To Have and to Hold the same unto the said grantee and grantee's
14 heirs, successors and assigns forever.

15 And said grantor hereby covenants to and with said grantee and
16 grantee's heirs, successors and assigns, that grantor is lawfully seized
17 in fee simple of the above granted premises, free from all encumbrances
18 except:

19 Subject to restrictions in the patent and dedication.

20 Subject to taxes.

21 Subject to right-of-way, including the terms and provisions
22 thereof, given by Roy B. Jackson and Lillian M. Jackson, his
23 wife, to The Pacific Telephone and Telegraph Company, dated
February 27, 1929, recorded April 11, 1929, Deed Volume 647,
page 85, records of Klamath County, Oregon.

24 Subject to easement, including the terms and provisions there-
25 of, given by L. W. Gerhart, also known as Luke W. Gerhart, a
26 single man, to Pacific Gas Transmission Company, a California
27 corporation, dated January 12, 1960, recorded March 21, 1960,
Deed Volume 319, page 547, records of Klamath County, Oregon.
Said easement is modified by Notice of Location dated September
25, 1961, recorded September 28, 1961, Deed Volume 332 page 586.

28 and that grantor will warrant and forever defend the above
29 granted premises and every part and parcel thereof against the lawful
30 claims and demands of all persons whomsoever, except those claiming
31 under the above described encumbrances.

32 The true and actual consideration paid for this transfer, stated

PAGE 1-WARRANTY DEED

CHARLES R. MARSH
ATTORNEY AT LAW
BEND, OREGON
PHONE 382-5232

8311

1 in terms of dollars, is Ten Thousand and no/100 Dollars (\$10,000.00).

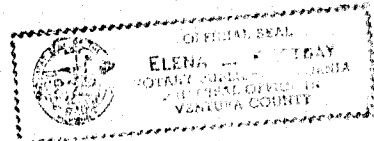
2 In construing this deed and where the context so requires, the
3 singular includes the plural.

4 WITNESS grantor's hand this 25 day of Aug, 1969.

5 Joseph D. Morgan
6

7 California Ventura
8 State of ~~Oregon~~, County of ~~Deschutes~~ ss. Aug 25, 1969

9 Personally appeared the above named JOSEPH D. MORGAN, an unre-
10 married widower and acknowledged the foregoing instrument to be his
11 voluntary act and deed.



12 Before me:

Elena J. Morgan
Notary Public for California
My commission expires:

My Commission Expires August 24, 1972

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18 State of OREGON,
19 County of Klamath
20 filed for record at request of
21 Klamath County Title Co.
22 on this 26th day of Sept. A.D. 1969
23 at 3:01 o'clock P. M. and d.
24 recorded in Vol. M-69 of Deeds
25 age 8310

26 Wm D. MILNE, County Clerk
27 By Charles K. Doreman Deputy
28 \$3.00

29
30
31
32
CHARLES R. MARSCH
ATTORNEY AT LAW
183 OREGON AVE.
BEND, OREGON 97701
PHONE 582-3232

PAGE 2-WARRANTY DEED

Return

Bend Abstract
1050 Bond Street
Bend, Oregon 97701

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