

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES N. WALKER and DORIS G. WALKER, husband and wife, hereinafter referred to as Grantors, for the consideration hereinafter stated, to Grantors paid by BETTY J. SHUCK, a married woman, hereinafter referred to as Grantee, do 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:

The Southeasterly 40 feet of Lot 9 and the Northwesterly 30 feet of Lot 10 in Block 3 of FIRST ADDITION TO TONATEE HOMES, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;

2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder;

3. Regulations, contracts, easements and water and irrigation rights in connection with Klamath Project and Klamath Irrigation District;

4. Regulations, assessments and laws relating to South Suburban Sanitary District;

5. Reservations as shown on the Plat and in the Dedication of First Addition to Tonatee Homes;

6. Building and use restrictions, including the terms and provisions thereof, as set forth in instrument recorded October 5, 1959, in Deed Volume 316 at page 326, omitting restrictions herein, if any, based on race, color, religion or national origin;

7. Trust Deed, including the terms and provisions thereof, dated July 28, 1969, recorded July 29, 1969, in M-69 at page 6559, given to secure the payment of \$15,700.00 with interest thereon and such future advances as may be provided therein, executed by James N. Walker and Doris G. Walker, husband and wife, to Trans-america Title Insurance Co., trustee for beneficiary, Sherwood & Roberts-Oregon, Inc., an Oregon corporation; which trust deed Grantee assumes and agrees to pay.

The above Trust Deed was assigned to Federal National Mortgage Association, a corporation organized and existing under the laws of the United States, by instrument recorded August 12, 1969, in M-69 at page 7010.

BOIVIN, BOIVIN
& KOSTA
ATTORNEYS AT LAW
210 BOIVIN BUILDING
KLAMATH FALLS,
OREGON 97601
TELEPHONE 884-8101

Warranty Deed - Page 1

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BOIVIN, E
& KOSTA
ATTORNEYS
210 BOIVIN B
KLAMATH F
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TELEPHONE 8

TO HAVE AND TO HOLD the same unto the said Grantee and
Grantee's heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantee
and Grantee's heirs, successors and assigns, that Grantors are
lawfully seized in fee simple of the above-granted premises, free
and clear from all encumbrances except as herein above set forth
and that Grantors 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 claim-
ing under the above described encumbrances.

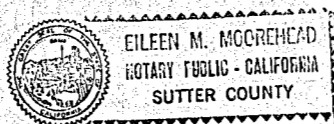
The true and actual consideration paid for this transfer,
stated in terms of dollars is the sum of Sixteen Thousand Five
Hundred and no/100 Dollars (\$16,500.00).

WITNESS Grantors' hands this 24 day of February, 1970.

James N. Walker
Doris G. Walker

STATE OF CALIFORNIA)
County of Sutter) ss.

On this 24th day of February, 1970, personally appeared
the above-named JAMES N. WALKER and acknowledged the foregoing
instrument to be his voluntary act and deed.



BEFORE ME:
Eileen M. Moorehead
Notary Public in and for said
County and State

STATE OF OREGON)
County of Klamath) ss.

On this 25th day of February, 1970, personally appeared
the above-named DORIS G. WALKER, and acknowledged the foregoing
instrument to be her voluntary act and deed.

BEFORE ME:
Stella Dehlinger
Notary Public for Oregon
My Commission Expires: Aug 20, 1973

1529

STATE OF OREGON,

County of Klamath

Filed for record at request of

Transamerica Title Ins. Co.

on this 25 day of February A.D. 1970

at 3:03 o'clock P.M. and at

recorded in Vol. M-70 of Deeds

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Wm D. MILNE, County Clerk

By *Phyllis Long* Deputy

Fee 4.50

Return to
Stewart
5429 66th
City

FORM No. 722—QUIT
1967

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County of Klamath

North 11 fe
City of Klamath

FORM No. 654—GENERAL POWER OF ATTORNEY
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KNOW ALL MEN BY

have made, constituted and a

Barb
my true and lawful attorney for me
collect and receive all such sums of
mands whatsoever, as are now or sh
ways and means in my name or oth
deliver acquittances or other sufficien
tenements, hereditaments, and accept
to lease, let, demise, bargain, sell, res
ing my rights of dower, of curtesy an
such covenants as my said attorney s
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other property in possession or in acti
kind; for me and in my name and as n
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which my said attorney in his discretion
been repaid in my name, or in the na
deposit all checks, drafts, notes and ne
with any bank and generally to do any

GIVING AND GRANTING unto my
whatsoever requisite and necessary to be do
do it personally present, with full power of su
or my said attorney's substitute or substitute
In construing this instrument and who

IN WITNESS WHEREOF, I ha

February, 1970.

Executed in the presence of

O.W. Mosley

(Some states require 3 witnesses, so 3 suggest)

STATE OF OREGON,

County of Klamath

before me, the undersigned, a Notary Public in a

James T.

known to me to be the i

acknowledged to me that

FEB 26 9 33 AM 1970