

39856

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## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LEONE E. TIMM and RUTH E. TIMM, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by GARY W. PRICE and IDA M. PRICE, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 26, Block 8, ELDORADO ADDITION, to the City of Klamath Falls, Klamath County, Oregon;

## SUBJECT TO:

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

2. Conditions and restrictions set forth in deed from State of Oregon, by and through its State Highway Commission, to Wilson Title & Abstract Co. Trustee, dated July 22, 1949, recorded June 9, 1950, in Volume 239, page 370, Deed Records of Klamath County, Oregon, as follows: "The acceptance of this instrument by the Grantee shall forever operate as a complete restriction of all rights of ingress and egress to and from all streets, lots, blocks and alleys, abutting on property to which title is held by Grantor lying southwesterly from the plat of Eldorado Addition between Eldorado Boulevard and Van Ness Avenue as shown on said plat. This condition and restriction shall run with the land and shall not be subject to modification, cancellation or destruction by adverse user or estoppel, no matter how long continued."

3. Reservations and restrictions set forth in the dedication of Eldorado Addition to the City of Klamath Falls, Klamath County, Oregon.

4. Right of Way granted to the California Oregon Power Company, a corporation, by instrument recorded December 1, 1950, in Volume 243, Page 569, Deed Records for Klamath County, Oregon;

5. Right of Way granted to the California Oregon Power Company, a corporation, by instrument recorded October 23, 1956, in Volume 287 at Page 402, Deed Records for Klamath County, Oregon;

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

And said Grantors hereby covenant to and with said Grantees

Warranty Deed - Page 1

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



2540

1 and Grantees' heirs, successors and assigns, that Grantors are  
2 lawfully seized in fee simple of the above granted premises, free  
3 from all encumbrances except as hereinabove set forth and that  
4 Grantors will warrant and forever defend the above granted premises  
5 and every part and parcel thereof against the lawful claims and  
6 demands of all persons whomsoever, except those claiming under  
7 the above described encumbrances.

8 The true and actual consideration paid for this transfer,  
9 stated in terms of dollars, is the sum of Sixteen Thousand Three  
10 Hundred and no/100 Dollars (\$16,300.00).

11 WITNESS Grantors' hands this 30<sup>th</sup> day of March,  
12 1970.

*Leon E. Timm*  
*Ruth E. Timm*

16 STATE OF OREGON )  
17 ) ss.  
18 County of Marion )

19 On this 30<sup>th</sup> day of March, 1970, personally appeared  
20 before me, a Notary Public in and for said County and State, the  
21 within named LEONE E. TIMM and RUTH E. TIMM, husband and wife,  
22 who are known to me to be the individuals described herein and  
23 who acknowledged that they executed the within instrument freely  
24 and voluntarily.

*V. Rowena McCallister*  
Notary Public for Oregon  
My Commission Expires: 9-15-71

26 STATE OF OREGON, }  
27 County of Klamath } ss.

28 Filed for record at request of:  
29 BOIVIN, BOIVIN & KOSTA  
30 on this 1st day of April A. D., 1970  
31 at 1:40 o'clock P. M. and duly  
32 recorded in Vol. M 70 of Deeds  
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WM. D. MILNE, County Clerk  
By *Hazel R. Rasmussen* Deputy.  
Fee \$3.00

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

Warranty Deed - Page 2

FORM No. 7  
1967

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herein

APR 1 3 37 PM 1970

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This mo

\$ 1,200.00

I or if n  
LEONE E

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monthly  
1970  
interest has been paid; if a  
option of the holder of this  
reasonable attorney's fees and  
amount of such reasonable sta  
is tried, heard or decided. The

1. Amount of note—Amt. financed  
date to maturity

2. FINANCE CHARGE (interest from  
date to maturity)

3. Total of payments (1 + 2)  
No. of payments

If prepaid, precomputed interest, then  
\* strike words not applicable.

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