

45250

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WARRANTY DEED

1
2
3 KNOW ALL MEN BY THESE PRESENTS, That ^{EX 704}LOUIS E. HODGES and
4 ESTHER A. HODGES, husband and wife, hereinafter called Grantors,
5 for the consideration hereinafter stated, to Grantors paid by
6 JAMES W. HOFFMAN and REBECCA L. HOFFMAN, husband and wife, herein-
7 after called Grantees, do hereby grant, bargain, sell and convey
8 unto the said Grantees and Grantees' heirs, successors and assigns,
9 that certain real property, with the tenements, hereditaments and
10 appurtenances thereunto belonging or appertaining, situated in
11 the County of Klamath, State of Oregon, described as follows, to-
12 wit:

13 Lot 1, Block 2, CASA MANANA, In Klamath County,
14 Oregon, according to the official plat thereof
15 on file in the office of the County Clerk,
Klamath County, Oregon.

16 SUBJECT TO: 1. Reservations, restrictions, rights of way and
17 easements of record and those apparent on the land;

18 2. Taxes for the fiscal year 1970-71;

19 3. Liens and assessments of Klamath Project and
Enterprise Irrigation District, and regulations, contracts,
20 easements and water and irrigation rights in connection therewith;

21 4. Rules and regulations of South Suburban Sanitary
District;

22 5. Reservation in deed from Pete Sather and Helen
23 Sather, Grantors, to Boyd F. Sprague and Georgiana C. Sprague,
husband and wife, grantees, dated September 27, 1946, recorded
24 August 11, 1950 in Volume 241, page 192, deed records of Klamath
County, Oregon, as follows: "but reserving unto Grantors easements
25 for irrigation ditch purposes for benefit of lands of grantors
lying South of said described premises."

26 6. Reservations, conditions and restrictions in
27 the dedication of the plat of Casa Manana.

28 7. Building and Use Restrictions, including the
29 terms and provisions thereof, as set forth in that certain
Declaration dated May 10, 1963, recorded May 10, 1963 in
30 Miscellaneous Volume 14, page 480, records of Klamath County,
Oregon.

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

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

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

9 The true and actual consideration paid for this transfer
10 stated in terms of dollars is the sum of Seventeen Thousand and
11 no/100 Dollars (\$17,000.00).

12 WITNESS Grantors' hands this 25th day of September, 1970.

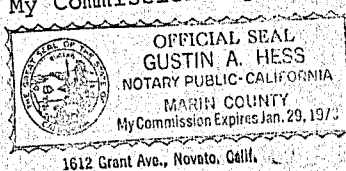
13 Louis E. Hodges

14 Esther A. Hodges

15
16 STATE OF CALIFORNIA)
17 County of Marin) ss.

18 On this 25 day of September, 1970, personally appeared
19 before me, a Notary Public in and for said County and State, the
20 within named LOUIS E. HODGES and ESTHER A. HODGES, husband and wife,
21 and acknowledged the foregoing instrument to be their voluntary
22 act and deed.

23 Gustin A. Hess
24 Notary Public for California
25 My Commission Expires:



STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

KLAMATH COUNTY TITLE CO

on this 29th day of September 1970 A. D., 19.70.

at 9:25 o'clock A.M. and duly

recorded in Vol. M 70 of DEEDS

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WM. D. MILNE, County Clerk

By Wazil Brazil Deputy.
Fee \$3.00

Return 32
BOIVIN, BOIVIN
& KOSTA
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210 BOIVIN BUILDING
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