

WARRANTY DEED

1
2 KNOW ALL MEN BY THESE PRESENTS, RAY A. DUNN and MARILYN
3 DUNN, husband and wife, hereinafter called Grantors, for the
4 consideration hereinafter stated, to Grantors paid by EUGENE M.
5 COOPER, JR. and BEVERLY J. COOPER, husband and wife, hereinafter
6 called Grantees, do hereby grant, bargain, sell and convey unto
7 the said Grantees and Grantees' heirs, successors and assigns,
8 that certain real property, with the tenements, hereditaments and
9 appurtenances thereunto belonging or appertaining, situated in
10 the County of Klamath, State of Oregon, described as follows,
11 to-wit:

12 Lot 41 of OLD ORCHARD MANOR, according to the official
13 plat thereof on file in the office of the County Clerk
14 of Klamath County, Oregon.

SUBJECT TO:

- 15 1. Reservations, restrictions, rights of way and easements
16 of record and those apparent on the land;
- 17 2. Taxes for the fiscal year 1970-71;
- 18 3. Acreage and use limitations under provisions of the
19 United States Statutes and regulations issued thereunder;
- 20 4. Liens and assessments of Klamath Project and the
21 Klamath Irrigation District and regulations, contracts, easements
22 and water and irrigation rights in connection therewith;
- 23 5. Reservations in the dedication of Old Orchard Manor;
- 24 6. Grant of Right of Way executed by Mabel C. Merryman,
25 a widow, and George H. Merryman, Jr. and Mary Jane Merryman,
26 husband and wife, to the California Oregon Power Company, a
27 California corporation, dated January 13, 1951, recorded January
28 23, 1951, Volume 244 of Deeds, page 613, records of Klamath
29 County, Oregon;
- 30 7. Conditions and restrictions contained in that certain
31 Declaration of Conditions and Restrictions, dated February 13,
32 1951, and recorded February 20, 1951, on page 361 of Volume 245
of Deeds, records of Klamath County, Oregon;
8. 148th Improvement Lien in Bond Lien Docket of the City
of Klamath Falls, Oregon, docketed September 13, 1960, in the
amount of \$711.73, , Card Number 11-155-3, records of Klamath
County, Oregon;

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

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
 6 premises and every part and parcel thereof against the lawful
 7 claims and demands of all persons whomsoever, except as herein
 8 set forth.

9 The true and actual consideration paid for this transfer
 10 stated in terms of dollars is the sum of Seventeen Thousand and
 11 10/100 Dollars (\$17,000.00).

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

13
 14
 15
 16 STATE OF OREGON)
 17) ss.
 18 County of Klamath)

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

Chas. H. Schrick
 Notary Public for Oregon
 My Commission Expires: 2/24/73

STATE OF OREGON, }
 County of Klamath } ss.

Filed for record at request of:
 KLAMATH COUNTY TITLE CO

on this 29th day of September A. D., 19 70.
 at 9:26 o'clock A.M. and duly
 recorded in Vol. M 70 of DEEDS
 Page 8674

27
 28
 29
 30
 31 Return to
 32 Boivin, Boivin & Kosat
 210 Boivin Building
 Klamath Falls, Oregon
 97601
 Warranty Deed - Page 2

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

WM. D. MILNE, County Clerk
 By *Hazel Drazel*
 Fee \$3.00 Deputy.
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