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Order # 70-642

## WARRANTY DEED

\*\*\*\*\*

KNOW ALL MEN BY THESE PRESENTS, That J. ROBERT HARRIS, hereinafter called Grantor, for the consideration hereinafter stated, to Grantor paid by THEODORE FLOYD HALEY and DELORES HALEY, husband and wife, hereinafter called the Grantees, does 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:

All of Lot 26 and the Easterly 18.46 feet of Lot 27 of WEST PARK ADDITION, Klamath County, Oregon;

## SUBJECT TO:

1. Taxes for the fiscal year 1970-71;
2. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
3. Easement, including the terms and provisions thereof, from C. A. Rambo, to the City of Klamath Falls, dated April 8, 1930 recorded June 12, 1930, in Book 91 at page 364, Deed Records of Klamath County, Oregon;
4. Declaration of Conditions and restrictions for West Park Addition, executed by Norman W. Jones and B. Emugene Jones, husband and wife, dated September 10, 1956, recorded September 21, 1956, in Deed Volume 286 at page 611, records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin;
5. Grant of Right of Way dated October 22, 1956, recorded October 22, 1956 in Deed Volume 287 at page 446 from Norman W. Jones and B. Emugene Jones, husband and wife, to The California-Oregon Power Co.

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

And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, and that Grantor will warrant and forever defend the above granted premises

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

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1 and every part and parcel thereof against the lawful claims and  
2 demands of all persons whomsoever, except those claiming under the  
3 above described encumbrances.

4 The true and actual consideration paid for this transfer  
5 stated in terms of dollars is the sum of Twenty Three Thousand  
6 Two Hundred Fifty and no/100 Dollars (\$23,250.00).

7 WITNESS Grantor's hand this 28 day of September, 1970.

8  
9  
10 STATE OF OREGON )  
11 County of Klamath ) ss.

12 On this 28 day of September, 1970, personally appeared  
13 before me the within named J. ROBERT HARRIS and acknowledged the  
14 foregoing instrument to be his voluntary act and deed.

15 Ray J. Shuck  
16 Notary Public for Oregon  
17 My Commission Expires: 5/3/74  
18  
19  
20

21 STATE OF OREGON, }  
22 County of Klamath } ss.

23 Filed for record at request of:  
24 TRANSAMERICA TITLE INSURANCE CO  
25 on this 29th day of September A. D., 1970  
26 at 11:04 o'clock A. M. and duly  
27 recorded in Vol. M 70 of DEEDS  
28 Page 8685

29 WM. D. MILNE, County Clerk  
30 By Harold D. Dugan Deputy.  
31 Fee \$3.00  
32

Return to  
BOIVIN, BOIVIN  
& KOSTA  
ATTORNEYS AT LAW  
210 BOIVIN BUILDING  
KLAMATH FALLS,  
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