

A-20744

48617

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE Y. C. PANG and MABEL T. PANG, husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors paid by CHARLES F. WEBB and MYRNA K. WEBB, husband and wife, hereinafter called 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:

Lot 47 of Elmwood park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Taxes for the fiscal year 1970-71;
3. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith;
4. Right of way, including the terms and provisions thereof, given by Fred Peterson et al, to the California Oregon Power Company, a corporation, dated November 15, 1940, recorded April 15, 1941, Deed Vol. 136, page 580, records of Klamath County, Oregon;
5. Reservations, restrictions and provisions contained in agreement between Everett R. Dennis et ux. and Warren W. Wood, et al, dated June 1, 1950, recorded July 11, 1950, Deed Vol. 240, page 150, records of 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 and Grantees' heirs, successors and assigns that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove 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

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

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1 claiming under the aforementioned encumbrances.

2 The true and actual consideration paid for this
3 transfer, stated in terms of dollars, is the sum of Two Thousand
4 Five Hundred and no/100 Dollars (\$2,500.00)

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7
8 STATE OF OREGON)
9 County of Klamath) ss.

10 On this 29 day of January, 1971, personally
11 appeared before the undersigned, a Notary Public in and for said
12 County and State, the within named CLARENCE Y. C. PANG and
13 MABEL T. PANG, husband and wife, and acknowledged the foregoing
14 instrument to be their voluntary act and deed.

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STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

----- Klamath County Title -----
on this 2 day of February A. D. 1971
at 11:46 o'clock a. M. and duly
recorded in Vol. M-71 of deeds
Page 931

fee 3.00 WM. D. MILNE, County Clerk

By *Joseph B. Baker* Deputy.

Return
Rogge Real Estate
1515 East Main
Klamath Falls, Oregon
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