

28-233

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## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KENNETH THOMPSON, JR.  
and WILLA THOMPSON, husband and wife, hereinafter called Grantors,  
for the consideration hereinafter stated to Grantors paid by  
ROBERT J. SAUTER and JOANN M. SAUTER, 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, to-wit:

The North 35 feet of Lot 21 and the South 30 feet of Lot 22,  
TONATEE HOMES, Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way and  
easements of record and those apparent on the land;  
2. Acreage and use limitations under provisions of  
the United States Statutes and regulations issued thereunder.  
Liens and assessments of Klamath Project and  
Klamath Irrigation District, and regulations- contracts, easements  
and water and irrigation rights in connection therewith;  
3. Regulations, liens, assessments, and laws relating  
to South Suburban Sanitary District;  
4. Building and use restrictions, including the  
terms and provisions thereof dated June 11, 1959, recorded June 11,  
1959 in Volume 313 at page 290, paragraphs 4 and 5 of the above  
mentioned restrictions modified by instrument recorded June 17,  
1959, in Deed Volume 313 page 355;  
5. Reservations, restrictions, conditions, easements  
and building set back lines, including the terms and provisions  
thereof, as shown on the Plat and in the Dedication of Tonatee  
Homes, omitting restrictions herein, if any, based on race, color,  
religion or national origin.

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 claiming under the

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

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1 the herein described encumbrances.

2 The true and actual consideration paid for this transfer  
3 stated in terms of dollars, is the sum of Seventeen Thousand  
4 Eight Hundred and no/100 dollars (\$17,800.00).

5 WITNESS Grantors' hands this 9th day of March, 1971.

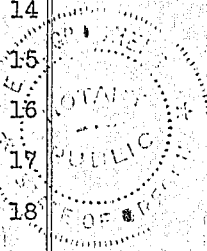
6 Kenneth Thompson Jr  
7  
8 Willa Thompson

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

11 On this 9th day of March, 1971, personally appeared  
12 before me the within named KENNETH THOMPSON JR. and WILLA THOMPSON,  
13 husband and wife, and acknowledged that they executed the within  
instrument freely and voluntarily.

14 [Signature]  
Notary Public for Oregon  
My Commission Expires:

10/8/74



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19 STATE OF OREGON, }  
County of Klamath } ss.

20  
21 Filed for record at request of:  
Transamerica Title Co.

22 on this 10th day of March A. D., 19 71  
23 at 4:11 o'clock P. M. and duly  
recorded in Vol. M71 of Deeds  
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24 WM. D. MILNE, County Clerk

25 By Alice C. Sugar  
26 Fee \$3.00 Deputy.

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29  
30 Return to:  
31 FNB of O  
32 P.O. Box 428  
Merrill, Ore  
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