

51568

4225

# Warranty Deed

This Indenture Witnesseth, That ARVOL M. HAMPTON, JR. and  
DORIS M. HAMPTON, husband and wife,

herein called grantor<sup>s</sup>, in consideration of TEN AND NO/100 (\$10.00) -----  
Dollars to them paid, have bargained and sold and by these presents do grant,  
bargain, sell and convey to

ROBERT E. MacKRELL and JANET L. MacKRELL, husband and wife,

(3) herein called grantees<sup>s</sup>, their heirs and assigns forever, the following-described  
premises, situated in Klamath County, State of Oregon:

The West 23 feet of Lot 11 and the East 37 feet of Lot 12, DE BIRK  
HOMES, SUBJECT TO: (1) Regulations, contracts, easements and water  
and irrigation rights in connection with Klamath Project and/or  
Klamath Irrigation District. (2) Rules, regulations and assessments  
of South Suburban Sanitary District. (3) Right of way, including  
the terms and provisions thereof, granted to The California Oregon  
Power Company, a California corporation, recorded December 10, 1956,  
in Deed Volume 228, Page 319, Records of Klamath County, Oregon.  
(4) Protective Covenants for the Plat of DE BIRK HOMES recorded  
July 15, 1958, in Deed Volume 301, Page 56, and modified by instru-  
ment recorded February 26, 1960, in Deed Volume 319, Page 246,  
Records of Klamath County, Oregon. (5) Trust Deed, including the  
terms and provisions thereof, dated February 27, 1964, recorded  
June 8, 1964, in Mortgage Volume 223, Page 539, given to secure the  
payment of \$11,150.00 with interest thereon and such future advances  
as may be provided therein, executed by Arvol M. Hampton, Jr. and  
Doris M. Hampton, husband and wife, to Pacific Title Insurance Co.,  
an Oregon corporation, trustee for beneficiary, Commerce Investment,  
Inc., an Oregon corporation, which mortgage by instrument recorded  
January 21, 1965, in Mortgage Volume 228, Page 286, was assigned to  
Metropolitan Life Insurance Company, a corporation, upon which  
mortgage there is presently due the sum of \$11,045.37, which  
grantees specifically assume and agree to pay,

together with all tenements, hereditaments and appurtenances hereunto belonging or  
appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD the said premises unto the grantees, their  
heirs and assigns forever. The said grantor<sup>s</sup> do covenant to and  
with the said grantees<sup>s</sup>, their heirs and assigns, that they are the owner<sup>s</sup>  
of said premises, being lawfully seized in fee simple thereof; that said premises are  
free from all encumbrances, except as above stated;  
and that they, and their heirs and representatives will warrant and defend  
the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals

this 26<sup>th</sup> day of February, 1965.



H. F. SMITH  
ATTORNEY AT LAW  
538 MAIN STREET  
KLAMATH FALLS, OREGON

Arvol M. Hampton Jr. (SEAL)  
Doris M. Hampton (SEAL)  
\_\_\_\_ (SEAL)  
\_\_\_\_ (SEAL)

4226

STATE OF OREGON }  
County of KLAMATH } ss. 26 Feb, 1965.

Personally appeared the above-named ARVOL M. HAMPTON, JR. and DORIS M. HAMPTON, husband and wife, known to me to be identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Harmon F. Smith  
NOTARY PUBLIC FOR OREGON  
My commission expires Dec 21, 1966

STATE OF OREGON }  
County of KLAMATH } ss. \_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ who, being first duly sworn did say that he the \_\_\_\_\_ of \_\_\_\_\_

and that the seal affixed to the foregoing Deed is the corporate seal of said corporation and that said Deed was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, }  
County of Klamath }  
Filed for record at request of \_\_\_\_\_  
Transamerica Title Ins. Co.  
On this 11th day of May A.D. 1971  
at 11:28 o'clock A M, and duly  
recorded at Vol. M71 of MSS.  
Page 4225  
Vern J. Milne, County Clerk  
By Deborah A. Milne Deputy  
Fee \$3.00

Return to:

Mac Kell  
6315 Bryant  
City