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Warranty Deed

4225

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

herein called grantors, 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, 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 instrument 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 grantors do covenant to and with the said grantees, their heirs and assigns, that they are the owners 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 26th 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)

STATE OF

County of
before me, the
Arth



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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 _____

Rerecorded to correct Recording Data
STATE OF OREGON }
County of Klamath } ss.

Filed for record at request of:

on this 17th day of May A. D., 1971
at 3:53 o'clock P. M. and duly
recorded in Vol. N71 of REDS
Page 4455

WM. D. MILNE, County Clerk

By *Cynthia Campbell* Deputy.
Fee none

Recording Data:

STATE OF OREGON } INDEXED
County of Klamath } D ✓
Filed for record at request of
Transamerica Title Ins. Co.
on this 11th day of May A. D. 19 71
at 11:28 o'clock A. M. and duly
recorded in Vol. M71 of Mrgs.
Page 4225

WM. D. MILNE, County Clerk
By *Cynthia Campbell* Deputy
Fee \$5.00

Return to:

Mae Kell
6315 Bryant
City

STATE OF
County of
before me, the
Arth

NOTARY
PUBLIC