

July 21 3:44 PM 1971

WARRANTY DEED

54544

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This Indenture Witnesseth, THAT JOSEPH H. BROOKER and SHIRLEY M. BROOKER, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto DIXIE L. WHEATON,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

(50) Lots 40, 41, and 42 in Block 14 of ST. FRANCIS PARK.

SUBJECT TO: Taxes for the fiscal year, 1971-72, which are a lien but not yet payable; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; South Suburban Sanitary District regulations, liens, assessments, and laws relating thereto; Reservations of Geo. R. Lindley in the Dedication; Reservations and restrictions contained in deed recorded January 15, 1943, in Deed Volume 152 at page 333, Records of Klamath County, Oregon; and Trust Deed recorded July 10, 1969, in M-69 at page 6047, which grantee expressly assumed and agrees to pay, and which Trust Deed was assigned to First National Mortgage Association by instrument recorded November 24, 1969, in Book M-69 at page 9822 Mortgage Records; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$14,500.00. /4511/4

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals this 14th day of July 1971.

(SEAL) Joseph H. Brooker (SEAL)

(SEAL) Shirley M. Brooker (SEAL)

PROVINCE OF ALBERTA, CANADA
STATE OF OREGON, County of Klamath ss. July 19, 1971

Personally appeared the above named JOSEPH H. BROOKER and SHIRLEY M. BROOKER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Notary Public for Oregon.
My commission expires at the pleasure of the Lieutenant Governor

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of July 1971, at 3:44 o'clock PM., and recorded in book M71 on page 7660. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Cynthia Campbell County Clerk-Recorder
Deputy

Fee \$1.50

RETURN TO

WRIGHT R. EST.

1213 Main

Pty