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Vol. 71 Page 8244

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That R. RAYMOND ROYSE and JESSIE P. ROYSE, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated to Grantor paid by JERRY L. WAGNER and BARBARA E. WAGNER, husband and wife, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 11, Tract 1003 THIRD ADDITION TO MOYINA, 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 of record and those apparent upon the land.
2. Taxes for 1971-72, a lien not yet payable.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the 1st addition to Moyina Improvement District.
5. Easement, including the terms and provisions thereof, given by P. C. Carlson, to the California Oregon Power Company, a California corporation, dated March 11, 1940, recorded April 5, 1940, Deed Volume 128, page 267, Records of Klamath County, Oregon.
6. Easement for pipe line, including the terms and provisions thereof, given by Ruth T. McClellan and C. E. McClellan to California-Pacific Utilities Company, a California corporation, dated June 5, 1967, recorded June 5, 1967, Volume M-67, page 4178, Microfilm Records of Klamath County, Oregon.
7. Reservations and restrictions contained in the dedication of Tract 1003 (Third Addition to Moyina) as follows: "...said plat is subject to: a building set-back line as shown, public utility easements as shown to provide ingress and egress to construct

WARRANTY DEED, PAGE ONE.

BOIVIN & BOIVIN  
ATTORNEYS AT LAW  
210 BOIVIN BUILDING  
KLAMATH FALLS,  
OREGON 97601  
TELEPHONE 884-9101

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STATE OF OREGON  
County of Klamath  
Personally  
JESSIE P. ROYSE, h  
going instrument to  
BEFORE ME this

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1 and maintain said utilities, and additional  
2 restrictions as shown in any recorded protec-  
3 tive covenants.

4 TO HAVE AND TO HOLD the same unto said Grantee and Grantee's  
5 heirs, successors and assigns forever.

6 And said Grantor hereby covenants to and with said Grantee  
7 and Grantee's heirs, successors and assigns, that Grantor is law-  
8 fully seized in fee simple of the above granted premises, free  
9 from all encumbrances, except those stated above, and that Gran-  
10 tor will warrant and forever defend the above granted premises  
11 and every part and parcel thereof against the lawful claims and  
12 demands of all persons whomsoever, except those claiming under  
13 the above described encumbrances.

14 The true and actual consideration paid for this transfer,  
15 stated in terms of dollars, is \$21,900.00.

16 In construing this deed and where the context so requires,  
17 the singular includes the plural.

18 WITNESS Grantor's hand this 2 day of August,  
19 1971.

Raymond Royse  
Jessie P. Royse

22 STATE OF OREGON )  
23 ) ss.  
24 County of Klamath )

25 Personally appeared the above named R. RAYMOND ROYSE and  
26 JESSIE P. ROYSE, husband and wife, and acknowledged the fore-  
27 going instrument to be their voluntary act and deed.

28 BEFORE ME this 2nd day of August, 1971.

Jarvis D. Bacchi  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 10-25-74

Ret:  
1. Filed

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Klamath County Title Co.  
this 4th day of August A. D., 1971 at 4:35 o'clock P.M., and duly recorded in  
Vol. M71, of Deeds on Page 8244

Fee \$3.00  
By WM. D. MILNE, County Clerk  
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THIS TRUST D  
JERRY

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