

WARRANTY DEED

55955

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This Indenture Witnesseth, THAT Harold E. Carlson,

hereinafter known as grantor for the consideration hereinafter recited,
has bargained and sold, and by these presents does grant, bargain, sell and convey unto

Estrid A. Geraghty,

her heirs and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit: Lots 1, 2, 3 in Block 60 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, and the Southwesterly 10 feet of the vacated alley adjoining Lots 1 and 2 in said Block 60, all according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Reservations and restrictions contained in the dedication of Second Hot Springs Addition; Easement reserved in Order Vacating Alley recorded June 28, 1939, in Deed Volume 123, page 85, Records of Klamath County, Oregon; Right of Way for pole and wire line executed by Lost River Dairy, Inc. to California Oregon Power Company recorded April 28, 1948, in Deed Volume 220, page 52, Records of Klamath County, Oregon, as corrected by instrument recorded May 12, 1948, in Deed Volume 220, page 365, Records of Klamath County, Oregon; Lease Agreement by and between Lost River Properties Co. and Beatrice Foods Co., recorded August 22, 1958, in Deed Volume 302, page 376, Records of Klamath County, Oregon, which said lease was assigned to Robert C. Smith and Howard C. Smith by assignment recorded April 5, 1971, in Volume M-71, page 2815, Microfilm Records of Klamath County, Oregon, and which said lease was further assigned to Harold E. Carlson by assignment recorded April 5, 1971, in Volume M-71, page 2819, Microfilm Records of Klamath County, Oregon; Lease Agreement by and between Harold E. Carlson and Jill Carlson, as Lessors, and Klamath Basin Farms, as Lessee, recorded April 5, 1971, in Volume M-71 at page 2820, Microfilm Records of Klamath County, Oregon; Conditional Assignment of Rentals by and between Harold E. Carlson and Jill Carlson, his wife, and First Federal Savings and Loan Association of Klamath Falls, recorded April 5, 1971, in Volume M-71, page 2829, Microfilm Records of Klamath County, Oregon; Mortgage executed by Harold E. Carlson and Jill Carlson, his wife, to First Federal Savings and Loan Association of Klamath Falls, recorded April 5, 1971, in Volume M-71, page 2827, Microfilm Records of Klamath County, Oregon, which said Mortgage grantee hereby expressly assumes and agrees to pay according to the tenor thereof as same becomes payable and the note accompanying it.

And Grantor further conveys, assigns and sets over unto Grantee all of Lessors interest in the leases above described.

The true and actual consideration for this transfer is \$49,000.00 being

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 grantor does hereby covenant to and with the said grantee, her heirs and assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 31st day of August, 1971

(SEAL) *Harold E. Carlson* (SEAL)

(SEAL) (SEAL)

STATE OF OREGON, County of Klamath, ss. August 31, 1971

Personally appeared the above named Harold E. Carlson,

and acknowledged the foregoing instrument to be his voluntary act and deed.

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

Before me:
James D. Bouki
Notary Public for Oregon.
My commission expires 10-25-74

STATE OF OREGON,
County of Klamath, ss.

I certify that the within instrument was received for record on the 1st day of September, 1971, at 3:16 o'clock PM, and recorded in book 171 on page 9256. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne* County Clerk-Recorder
Deputy
Fee \$1.50

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FORM No. 887

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