

KNOW ALL MEN BY THESE PRESENTS, That WALTER R. RICHARTZ(to grantor paid by DONALD R. FISH and JUNE FISH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated,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 2 in Block 2 of FIRST ADDITION TO WINEMA GARDENS, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way of record and those apparent on the land.
 2. 1971-72 taxes, a lien not yet payable.
 3. The property is within the boundaries of the South Suburban Sanitary District and is subject to the regulations, liens, assessments and laws relating thereto.
 4. Conditions, restrictions, easements and set back lines, as shown on the plat and in the dedication of Winema Gardens, omitting restrictions herein if any, based on race, color, religion or national origin.
 5. Trust Deed, including the terms and provisions thereof, dated November 19, 1965, recorded November 22, 1965, M-65, page 3953, to secure the payment of \$17,500.00, executed by Dillard B. Shieler and Virginia E. Shieler, husband and wife, to Oregon Title Co., trustee for First National Bank of Oregon, beneficiary, which Trust Deed grantee agrees to assume and pay.
- To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
- And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated.

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$19,750.00.

~~However, the actual consideration consists of or includes other property or value given or provided which is part of the consideration (indicate which):~~

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

WITNESS grantor's hand this

day of September, 1971

STATE OF OREGON, County of Klamath

Personally appeared the above named

Walter R. RichartzSeptember 7, 1971

and acknowledged the foregoing instrument to be

his voluntary act and deed.

Before me:

Wm. D. Milne

Notary Public for Oregon

My commission expires 10/4/72

(OFFICIAL SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Bornin & Bornin

No.

DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED

Fee \$1.50

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24th day of September, 1971, at 11:19 o'clock A. M., and recorded in book M71 on page 10152 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Cynthia A. Milne

Title.

Deputy