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Vol. 111 Page 10526

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GEORGE T. TURNER and FAYE I. TURNER, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by ERNEST O. TALAMANTEZ and CARRIE H. TALAMANTEZ, 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 5 of DE BIRK HOMES, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way of record and those apparent on the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. An easement created by instrument, including the terms and provisions thereof, dated December 5, 1956, recorded December 10, 1956 in Book 288, page 319, Deed Records, in favor of The California Oregon Power Company, a California corporation.
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 15, 1960 in Book 301, page 56, and modified by an instrument recorded February 26, 1960 in Book 312, page 246, Deed Records.

WARRANTY DEED, PAGE ONE.

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THIS TRU
Ernest O

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5. Regulations, including levies, liens assessments, rights of way and easements of the South Suburban Sanitary District.

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

And said Grantor hereby covenants to and with said Grantee and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those stated above, and that 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 \$17,000.00.

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

WITNESS Grantors' hands this 5th day of October, 1971.

STATE OF OREGON)
County of Klamath) ss.

George T. Turner
Faye I. Turner

Personally appeared the above named GEORGE T. TURNER and FAYE I. TURNER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 5th day of October, 1971.

Donald V. Brown
NOTARY PUBLIC FOR OREGON
My Commission expires: 12-22-72

STATE OF OREGON, COUNTY OF KLAMATH, ss.
Filed for record at request of Transamerica Title Ins. Co.
this 6th day of October, A.D. 1971, at 10:51 o'clock A M., and duly recorded in
Vol. 471 of Deeds on Page 10326
Fee \$3.00
By WM. D. MELNE, County Clerk

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THIS TRUST
Ernest O.

FIRST FEDERAL
existing under

The grantor
property in Klamath

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OCT 6 10 11 AM '71

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November 6

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The grantor
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said property is
sold or conveyed
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the grantor