

WARRANTY DEED

28-2086
This Indenture Witnesseth,

That James R. Zumwalt and Shirley R. Zumwalt, 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 Dearborn Development, Co., a partnership, its successors and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Tract 142 of PLEASANT HOME TRACTS NO. 2.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Thirty-foot set back line, reservation of easement for water ditches and pipelines and building restrictions, as set forth in deed recorded August 26, 1941, in Book 140 at page 496; Trust Deed, including the terms and provisions thereof, recorded May 12, 1971, in M-71 at page 4308, for beneficiary, United States National Bank of Oregon, which said Trust Deed grantee hereby expressly assumes and agrees to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$ 12,850.00.

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, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors and assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except those 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, they have hereunto set their hand s and seal s this 12th day of January, 19 72.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. James R. Zumwalt and Shirley R. Zumwalt,

Personally appeared the above named husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me:

Notary Public for Oregon
My commission expires 7-21-73

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 13 day of January, 1972, at 3:28 o'clock P. M., and recorded in book M72 on page 471 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By

County Clerk-Recorder

Deputy

Fee \$2.00

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PHOTO

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