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WARRANTY DEED Vol. ^m72 Page 622

KNOW ALL MEN BY THESE PRESENTS, That ROBERT A. THOMPSON and KATHLEEN THOMPSON, husband and wife, hereinafter called the grantors, in consideration of the sum of \$35,000.00 to them paid by IDA E. LAMB, hereinafter called the grantee, do 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 14 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, subject to

1. Reservations in the dedication of Loma Linda Heights, as follows: "Subject to a 20 foot minimum set-back line as shown, said set-back line being variable subject to the approval of the City of Klamath Falls Planning Commission, also subject to a six-foot easement along the back of each lot for future sanitary sewers and public utilities.
2. Declaration of Conditions and Restrictions, executed by John H. Glubrecht and Leah B. Glubrecht, first parties, to the Public, dated August 4, 1955, recorded August 4, 1955, on page 330 of Vol. 276 of Deeds, and amended in Deed Vol. 280 page 263, reference to which is hereby made.
3. Right of way for transmission lines, executed by John F. Glubrecht and Leah B. Glubrecht, husband and wife, to California Oregon Power Company, a California Corporation, dated October 17, 1956, recorded October 23, 1956, on page 400, Vol. 287 of Deeds, records of Klamath County, Oregon.
4. Agreement including the terms and provisions thereof, between Beatrice M. Beane, a widow, and Robert Thompson and Kathleen Thompson, husband and wife, dated April 17, 1959, recorded May 4, 1959, on page 186 Vol. 312 of Deeds, pertaining to installation and maintenance of hot water well.

To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantee and grantee's heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those stated above, and that

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grantors 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.

WITNESS grantors' hands this 18 day of January, 1972.

Robert A. Thompson by Kathleen A. Thompson his attorney in fact
Kathleen Thompson

STATE OF OREGON)
County of Klamath) ss.

BE IT REMEMBERED, That on this 18 day of January, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Kathleen Thompson, appearing for herself and for Robert A. Thompson, her husband, as his attorney-in-fact by virtue of a Power of Attorney from the said Robert A. Thompson granting to Kathleen Thompson a general power of attorney dated September 26, 1942, recorded August 24, 1943 in Vol. 4 Page 151 of Powers of Attorney in the Office of the Clerk of Klamath County, Oregon, the said Kathleen Thompson known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

[Signature]
Notary Public for Oregon
My Commission expires: Jan 10, 1975

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO
this 18th day of JANUARY A. D., 1972 at 4:33 o'clock P.M., and duly recorded in
Vol. M. 72 of DEEDS on Page 622

FEE \$4.00

WM. D. MILNE, County Clerk
By Hazel Drayton

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