

WARRANTY DEED

28-2/15
KNOW ALL MEN BY THESE PRESENTS, That OSCAR WILLIAM CARLSON, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILIP J. SLADICH and LA VON V. SLADICH, 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:

That portion of Lots 6 and 7 in Block 2 of HOMELAND TRACTS, Klamath County, Oregon, lying Westerly of the Enterprise Irrigation Canal.

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:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded February 23, 1968, in Book M-68 at page 448, Microfilm Records.
4. This deed is subject to Mortgage dated August 19, 1971, in Book M-71, at page 8742, Microfilm Records, between Oscar Carlson, single man, and Helen Carlson, single woman, to First Federal Savings and Loan, Klamath Falls, Oregon, a federal corporation, which Mortgage the grantee agrees to assume and pay.
5. This deed is subject to reservation of easement ten feet wide for road purposes on the back side of the property and adjoining and parallel to the Enterprise Irrigation Canal, from Madison Street through the full

1. WARRANTY DEED

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width of the property for the use and benefit of
Lot 8 in Block 2 of HOMELAND TRACTS, Klamath County,
Oregon.

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 \$29,750.00.

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

WITNESS grantor's hand this 19 day of January,

1972.

Oscar William Carlson
Grantor

STATE OF OREGON)
County of Klamath) ss.

January 19, 1972

Personally appeared the above named OSCAR WILLIAM CARLSON
and acknowledged the foregoing instrument to be his voluntary
act and deed.

Before me:

Calvin P. Peyton
Notary Public for Oregon

My commission expires 4/4/73



STATE OF OREGON,
County of Klamath

Filed for record at request of

TRANSAMERICA TITLE INSURANCE CO

on this 25 day of JANUARY A.D. 19 72

at 3:27 o'clock P M, and duly

recorded in Vol. M 72 of DEEDS

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Wm D. MILNE, County Clerk

By Wm D. Milne Deputy

Fee \$4.00

Philip J. Sladick
2504 Crest
City

2. WARRANTY DEED

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