

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRANCIS E. LUQUER and ANN F. LUQUER, husband and wife, hereinafter called the Grantors, conveys to GORDON D. HART and DOLORIS M. HART, husband and wife, hereinafter called the Grantees, as tenants by the entirety, all that real property situated in Klamath County, Oregon described as:

Tracts 8 and 8B of LAKESHORE GARDENS, Klamath County, Oregon. (B+P)

and covenants that Grantors are the owners of the above-described property free and clear of all encumbrances except:

1. Reservations, restrictions, rights of way, of record, easements and those apparent on the land.
2. Regulations, including levies, assessments, water and irrigation rights, and easements for ditches and canals, of Lakeshore Gardens Drainage District.
3. An easement created by instrument, including the terms and provisions thereof, dated July 20, 1937, recorded July 27, 1937 in Book 111 at page 71, Deed Records, in favor of the California-Oregon Power Company.
4. Reservations and restrictions, including the terms and provisions thereof, as shown in Deed from Arthur M. Geary, et al., to Joseph Jensen, dated May 17, 1927, recorded June 5, 1934 in Volume 103 at page 125, Deed Records of Klamath County, Oregon.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$17,500.00.

DATED this 25th day of January, 1972.

Francis E. Luquer
Ann F. Luquer

JAN 26 3 23 PM 1972

STATE OF WASHINGTON
County of KING } ss.
January 25th, 1972.

Personally appeared the above-named FRANCIS E.
LUQUER and ANN F. LUQUER, husband and wife, and acknowledged
the foregoing instrument to be their voluntary act and deed.
Before me:

Mary Lou Langford
Notary Public for Washington
My Commission Expires:
June 16, 1975

STATE OF OREGON,
County of Klamath
Filed for record at request of
TRANSAMERICA TITLE INS. CO.
this 26 day of January, A.D. 1972
at 3:23 o'clock P.M., and the
recorded in Vol. M 72 of DEEDS
Page 1039
Wm. L. MILNE, County Clerk
By *Hazel Dwyer* Deputy
Fee \$4.00

*Return
Boivin & Boivin*

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