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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DENIS J. EDWARDS and FLORENCE A. EDWARDS, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by ABDULHUSEIN S. DALAL and SAEEDA A. DALAL, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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 12 in Block 11 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations and restrictions contained in deed from Anna Simmers, widow of A. J. Simmers, to Herman L. Lofdahl, a single man, dated May 14, 1951, recorded July 13, 1951, Deed Vol. 248, page 397, records of Klamath County, Oregon, as follows: "Subject to... not more than two hogs shall be kept on said premises at any one time."
4. Right of way for transmission line, including the terms and provisions thereof, given by Dean J. Hall, a single man, to The California Oregon Power Company, a California corporation, dated May 23, 1956, recorded May 28, 1956, Deed Vol. 283, page 413, records of Klamath County, Oregon.

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5. Reservations and restrictions contained in the dedication of Fourth Addition to Winema Gardens, as follows: "...dedicate, donate and convey to the public, for public use forever, the streets as shown on the annexed map; also dedicate, donate and convey to Klamath County the area shown as a one-foot street plug, said area to be designated as a public street when the County governing body deems it necessary; said plat being subject to (1) Public utility and drain easements along the back lot lines and centered on the common lot lines as shown on the annexed map; (2) Building set-back lines as shown on the annexed map; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

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

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those hereinabove set forth; and that 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.

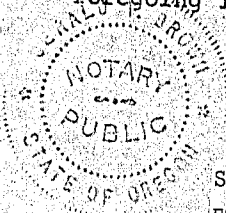
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$31,950.00.

WITNESS Grantors' hands this 18th day of February, 1972.

Denis J. Edwards
Florence A. Edwards

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named DENIS J. EDWARDS and FLORENCE A. EDWARDS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
BEFORE ME this 18th day of February, 1972.



Gerald V. Brown
NOTARY PUBLIC FOR OREGON
My Commission expires: 11-12-74

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO

WARRANTY D this 23 day of FEBRUARY A. D., 19 72 at 1:36 o'clock PM., and duly recorded in Vol. M 72 of DEEDS on Page 1905

FEE \$4.00
WM. D. MILNE, County Clerk
W. D. Milne