

WARRANTY DEED

MAR 6 1 13 PM 1972

KNOW ALL MEN BY THESE PRESENTS, That BRADLEY MILLER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD FISH and JUNE FISH, husband and wife, 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:

Lots 8 and 9 in Block 2, FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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) Reservations and restrictions in the dedication of First Addition to Loma Linda Heights as follows: "...hereby dedicate, donate and convey to the public, for public use forever, the streets as shown on the annexed plat, subject to the following restrictions: a 20-foot building setback line on all streets, public utilities easements as shown on the annexed plat, an easement over and across Lots 9-14 incl., Blk. 1 as may be necessary for future sanitary sewers, additional restrictions as provided in the recorded protective covenants."
- (2) Declaration of Conditions and Restrictions given by John F. Glubrecht and Leah B. Glubrecht, and J.C. Lemire and Katherine Lemire, First Parties, to the Public, recorded August 17, 1964, in Deed Vol. 355 page 361, recorded of Klamath County, Oregon.
- (3) Amendment to Declaration of Conditions and Restrictions as to First Addition to Loma Linda Heights.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful

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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 Ten Thousand and no/100ths (\$10,000) Dollars.

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

WITNESS grantor's hand this 15 day of February, 1972.

Bradley Miller
BRADLEY MILLER

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

On February 15, 1972, before me, the undersigned, a Notary Public in and for said County and State personally appeared BRADLEY MILLER, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Rulin M. Turner
Notary Public



STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of DONALD FISH

this 6th day of MARCH, A. D., 1972 at 1:13 o'clock P.M., and duly recorded in
Vol. M 72, of DEEDS, on Page 2420

FEE \$4.00

WM. D. MILNE, County Clerk

By *W. D. Milne*