

KNOW ALL MEN BY THESE PRESENTS, That MARCELLA F. SAVAGE

in consideration of \$20,311.00

Dollars,

to her paid by JAMES L. ROWLAND OR SARA J. ROWLAND

do hereby grant, bargain, sell and convey unto said JAMES L. ROWLAND OR SARA J. ROWLAND

heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Lot 12 in Block 1 of CASA MANANA, Klamath County, Oregon

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; regulations, liens, assessments and laws relating to the South Suburban Sanitary District; all contracts, water rights, proceedings, taxes and assessments relating to the Klamath Basin Improvement District; and all rights of way for roads, ditches, canals and conduits, if any there may be; reservations and easements for irrigation ditch purposes, including the terms and provisions thereof, as set forth in Deed Volume 241 page 192; conditions and restrictions, including the terms and provisions thereof, contained in that certain declaration recorded in Miscellaneous Book 14 at page 480, omitting restrictions herein, if any, based on race, color, religion and national origin; Trust Deed, including the terms and provisions thereof, recorded August 27, 1965 in M-65 page 1411, County Clerk's Records, given to secure the payment of \$16,200.00 with interest thereon and such future advances as may be provided therein, executed by George E. Alotrico and Carolyn S. Alotrico, husband and wife to Oregon Title Insurance Co., an Oregon Corp. trustee for beneficiary, Commonwealth, Inc., an Oregon corporation. By an instrument recorded Nov. 15, 1965 in M-65 at page 3670 the above mortgage was assigned to the New York Bank for Savings; a con-exclusive easement agreement, including the terms and provisions thereof, for ingress and egress as recorded Jan. 30, 1968 in M-68, all future real property taxes and assessments.

To Have and to Hold, the above described and granted premises unto the said James L. Rowland or Sara J. Rowland

heirs and assigns forever.

And Marcella F. Savage

above named do covenant to and with the above named grantee, the grantor heirs and assigns that lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances,

and that I will and my heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness my hand and seal this 8th day of August, 1972.

Marcella F. Savage (SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF OREGON,

County of KLAMATH

BE IT REMEMBERED, That on this 14th day of AUGUST, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MARCELLA F. SAVAGE

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that executed the same freely and voluntarily.

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

Wm. D. Mine
Notary Public for Oregon.
My Commission expires April 8, 1976

WARRANTY DEED

(FORM No. 703)

STEVENS-NESE LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of August 1972, at 3:43 o'clock P M., and recorded in book M72 on page 9065, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MINE,

County Clerk Recorder.

By Susan Gardner

Deputy.

WHEN RECORDED RETURN TO

Fee \$4.00

Ret: James Rowland
5624 Alton Ave
K.A.