

68681

Vol. <sup>100</sup>72 Page 10852

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that TOM JASKOSKI DISTRICT INC., an Oregon corporation, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by IRA L. ZIRKLE and RUTH V. ZIRKLE, husband and wife, hereinafter called the Grantees, does 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:

Tract No. 135 of PLEASANT HOME TRACTS #2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Reservations, restrictions, easements, rights of way and those apparent on the land.

2. Taxes for 1972-73 are now a lien, but not yet payable.

3. Reservations contained in deed from Charles W. Miller, et ux, to Orville Weddle, dated November 14, 1938, recorded August 9, 1943, on page 371 of Vol. 157 of Deeds.

(1) An easement for ditches and/or pipe lines to convey water for irrigation and domestic use for benefit of adjacent property owners.

(2) That no dwelling house shall be placed upon said land to cost less than \$1,000.00, that such dwelling shall be finished in a workmanlike manner, shall be painted outside and shall be set back at least 30 feet from property line on street.

4. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

5. Any unpaid charges or assessments of Enterprise Irrigation District.

6. Rules, regulations, and assessments of South Suburban Sanitary District.

WARRANTY DEED, PAGE ONE.

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7. Mortgage, including the terms and provisions thereof, given by Vernon H. Gauthier and Josephine Gauthier, husband and wife, to First Federal Savings and Loan Association, dated September 5, 1969, recorded September 11, 1969 in Mortgage Volume M-69, page 7834, Microfilm records of Klamath County, Oregon, to secure the payment of \$42,400.00, said Grantees hereinabove named agree to assume and pay the said Mortgage.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever. And said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove stated, 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 \$59,000.00.

WITNESS Grantor's hand this 18 day of SEPTEMBER, 1972.

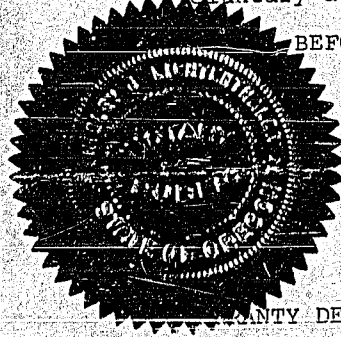
TOM JASKOSKI DISTRICT, INC., an Oregon Corporation

By Frank T. Jaskoski  
PRESIDENT

STATE OF OREGON )  
 ) ss.  
County of Marion )

Personally appeared TOM JASKOSKI / FRANK T. JASKOSKI, who, being duly sworn, did say that he is the PRESIDENT of TOM JASKOSKI DISTRICT, INC., an Oregon corporation, and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and HE acknowledges said instrument to be its voluntary act and deed.

BEFORE ME this 18 day of SEPTEMBER, 1972.



Shirley J. Lumbert  
Notary Public for Oregon  
My Commission Expires: 11-3-74

WARRANTY DEED, PAGE TWO.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO  
this 25th day of SEPTEMBER A. D., 1972 at 1:01 o'clock P. M., and duly recorded in  
Vol. M. 72 of DEEDS on Page 10852  
FEE \$11.00

WM. D. MILNE, County Clerk

By Harold D. Dand