

28-3966

9164

13646

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that HENRY T. HOLMAN and THELMA G. HOLMAN, as tenants in common, herein-after called the Grantors, for the consideration hereinafter stated, to Grantors paid by JERRY W. CARLSON and DIANNE L. CARLSON, 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:

The Southeasterly 68 feet of Lot 5 and
The Northwesterly 17.9 feet of Lot 6,
WINEMA GARDENS, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way and those apparent on the land;
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, including the terms and provisions thereof, recorded July 15, 1959, in Volume 13 at page 472, Miscellaneous Records of Klamath County, Oregon, and by instrument recorded August 13, 1959, in said Volume 13 at page 496, the above restrictions were amended omitting restrictions therein, if any, based on race, color, religion or national origin.
5. Building and use restrictions, including the terms and provisions thereof, as set forth in Deed Volume 321 at page 440, recorded May 26, 1960, omitting restrictions therein, if any, based on race, color, religion or national origin.
6. Subject to a 20 foot building set back line along the front of said lot as set forth in the Plat and Dedication of Winema Gardens.

WARRANTY DEED, PAGE ONE.

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 the 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 stated, 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 \$28,000.00.

WITNESS Grantors' hands this 27 day of November 1972.

Henry T. Holman
Thelma G. Holman

STATE OF Oregon)
County of Klamath) ss.

Personally appeared the above-named HENRY T. HOLMAN, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 27 day of November, 1972.

STATE of Oregon)
County of Klamath) ss.

James D. Doche
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-25-74

Personally appeared the above-named THELMA G. HOLMAN, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME this 27 day of November, 1972.

James D. Doche
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-25-74

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 28th day of November A. D., 19 72 at 10:44 o'clock A. M., and duly recorded in
Vol. M 72 of DEEDS on Page 13646

FEE \$ 4.00

WM. D. MILNE, County Clerk
By Hazel L. Dugan

Return
F&S&L
540 Main
City