

FORM NO. 633-WARRANTY DEED

1967/80 28-3535

KNOW ALL MEN BY THESE PRESENTS, That ALTON WOODARD and MARY ELEANOR WOODARD, husband and wife,

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDGAR L. VIETS

, 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:

Lot 4, FIRST ADDITION TO ST. FRANCIS PARK, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
- (2) Regulations, including levies, assessments, rights of way and easements of the South Suburban Sanitary District.
- (3) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to St. Francis Park.

(CONTINUED ON REVERSE SIDE)

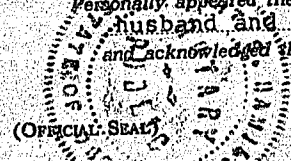
and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$21,250.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 8 day of December, 1972.

Alton Woodard
Mary Eleanor Woodard

STATE OF OREGON, County of KLAMATH, ss. Personally appeared the above named ALTON WOODARD and MARY ELEANOR WOODARD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: *Robert A. Hamilton*
Notary Public for Oregon
My commission expires July 26, 1975

NOTE: The symbols between the symbols (1) and (2) should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Bruce Owens
500 Klamath Ave
City

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of: *CLATSOP*
I certify that the within instrument was received for record on the day of 1972, at o'clock M., and recorded in book on page or as filing fee number, Record of Deeds of said County. Witness my hand and seal of County affixed.

By Deputy

DEC 18 11 25 AM 1972

14522

(4) First Addition to St. Francis Park is a re-plat of Block 9 and of Lots 60, 61, 62 and 63, Block 14 of the portion of vacated Peck Boulevard lying southerly of the centerline of Cannon Street, extended Westerly, and of the St. of vacated Cannon Street lying westerly of the West line of Fargo (Benkelman) Street, and is subject to the reservations in the dedication of St. Francis Park.

(5) Mortgage, including the terms and provisions thereof, dated January 18, 1971, recorded January 18, 1971 in M-71 at page 435, given to secure the payment of \$12,000.00 with interest thereon and such future advances as may be provided therein, executed by Edgar L. Viets and Sharon L. Viets, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a federal corporation.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 18th day of December

A. D. 1972 at 11:26 o'clock A.M., and
duly recorded in Vol. M. 72, of DEEDS on Page 14521

FEE \$ 4.00

Wm D. MILNE, County Clerk

By Angel Dragel

