

73470

Vol 73 Page 1834

FORM No. 633—WARRANTY DEED.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Ralph M. Guthrie and Olise C. Guthrie, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edna R. Thomas

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:

That portion of the N $\frac{1}{2}$ of Lot 10, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of the USRS Diversion Reservoir, East of Lost River and South of the Crystal Springs County Road.

(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

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

2. Rights of the public in and to any portion of the above described premises lying below the high waterline of Lost River. 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 \$15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 20th day of February, 1973.

Ralph M. Guthrie
Olise C. Guthrie

STATE OF OREGON, County of Klamath ss. February 20, 1973.
Personally appeared the above named Ralph M. Guthrie and Olise C. Guthrie, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Patricia Hughes
Notary Public for Oregon
My commission expires 3/7/76

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Edna R. Thomas
2942 Altamont
City

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 1973, 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 Title Deputy

633

La 4.00

FEB 20 4 34 PM 1973

Exceptions continued:

3. Rights of the public in and to any portion of the above described premises lying within the boundaries of any roads or highways.
4. An easement created by instrument, including the terms and provisions thereof, dated November 28, 1945, recorded December 19, 1945 in Book 183 at page 205, Deed Records in favor of The California Oregon Power Company, a California corporation for right of way over subject premises.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Edna R. Thomasthis 20th day of Feb. A. D. 1973 at 4:04 clock P.M., andduly recorded in Vol. M73, of Deeds on Page 1834

Fee \$4.00

By W. D. Miller, County Clerk
Lucia Gentile