

A-22775

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WARRANTY DEED

113

KNOW ALL MEN BY THESE PRESENTS, That BENNIE B. SIGMON, JR. and HELEN M. SIGMON, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by JAMES V. DAVIS and NANCY J. DAVIS, 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 teneants, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The North 97 feet of Lot 7 in Block 5 of THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
- 2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water, and irrigation rights in connection therewith.
- 3. Rules, regulations, and assessments of South Suburban Sanitary District.
- 4. Reservations and restrictions contained in deed executed by Western Cities Company, a corporation, to Bessie Quigley, dated September 1, 1943, recorded October 25, 1946, in Deed Volume 197 at page 371, records of Klamath County, Oregon, as follows: ". . . subject to any right of way heretofore conveyed to the United States Government or to any other governmental body for canals, ditches or laterals for irrigation or drainage purposes. Subject also to any roads, streets, and rights of way for other purposes now existing. Subject also to operation and maintenance charges and liens for water and drainage of the Klamath Irrigation District. The right is also reserved by the Grantor to construct and maintain ditches, canals and pipe lines over, under or across land herein described for the purpose of diverting and delivering water for irrigation and domestic uses to adjoining properties.

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 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 the 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 \$14,000.00.

WITNESS Grantors' hands this 17 day of March, 1973.

Bennie B. Sigmon, Jr.

Helen M. Sigmon

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named BENNIE B. SIGMON, JR. and HELEN M. SIGMON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this 17th day of March, 1973.

Wm. D. Milne
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-8-74

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
this 15th day of March A. D., 1973 at 11:30 o'clock A. M., and duly recorded in
Vol. M. 73 of DEEDS on Page 2736

FEE \$ 4.00

WM. D. MILNE, County Clerk
By Wm. D. Milne

WARRANTY DEED, PAGE TWO.

After recording return to: BOIVIN & BOIVIN
Boivin Bldg
Klamath Falls, Oregon