

71282
WARRANTY DEED

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This Indenture Witnesseth, THAT GERALD G. CAREY and JANICE M. CAREY, husband

and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto an undivided one-half interest to First National Bank of Oregon, Guardian for Mary M. Lawvor, and an undivided one-half interest to First National Bank of Oregon, Guardian for Lela M. Lawvor, its successors, 3928 Redondo Way, Klamath Falls, Oregon, and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 12 in Block 6, Tract 1020 known as THIRD ADDITION TO SUNSET VILLAGE, Klamath County, Oregon. (3)

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Third Addition to Sunset Village; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 14, 1971 in M-71 at page 4407, Deed Records; Easements and rights of way of record and those apparent on the land, if any.

TO HAVE AND TO HOLD the said premises with their appurtenances as to an undivided one-half interest to First National Bank of Oregon, Guardian for Mary M. Lawvor, and as to an undivided one-half interest to First National Bank of Oregon, Guardian for Lela M. Lawvor,

The true and actual consideration for this transfer is \$ 33,500.00 ~~xxxx~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances as to an undivided one-half interest to First National Bank of Oregon, Guardian for Mary M. Lawvor, and as to an undivided one-half interest to First National Bank of Oregon, Guardian for Lela M. Lawvor, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 7th day of March, 19 73

(SEAL)

(SEAL)

STATE OF OREGON, County of Lane ss. March 17, 19 73
Personally appeared the above named Gerald G. Carey and Janice M. Carey, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

From Office of
GANONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Notary Public for Oregon.
My commission expires June 28, 1974

Return to:

First National Bank of Oregon
Attn: Mr. A. F. Trnka
P. O. Box 608
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of March, 19 73, at 11:40 o'clock A.M., and recorded in book M73 on page 2805 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE,

By Lucie Quintala County Clerk-Recorder
Deputy
FEE \$2.00

APR 16 11 26 AM 1973