

1967/50

77956

#A-232 30
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KNOW ALL MEN BY THESE PRESENTS, That RALPH M. HOOPER and BERYL L. HOOPER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE W. BYRD and DONNA R. BYRD, husband and wife,

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:

Lots 3 and 4 in Block 7 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk, 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 Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; 3. Any unpaid charges or assessments of South Suburban Sanitary District; 4. Rules, regulations, and assessments of South Suburban Sanitary District; and 5. Reservations, and restrictions contained in the dedication of St. Francis Park, as follows: The right is hereby reserved by the dedicators, their heirs, successors and assigns, the privilege to install, operate, maintain, repair, remove water, sewer and gas pipes, conduits, ditches and mains and electric light and telephone poles and wires on, along, under and over the said streets, alleys and boulevards; also the right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic, or fire purposes across all streets, alleys, boulevards and lots.

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 as hereinabove stated,

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 \$19,900.00

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 19th day of June, 1973

X Ralph M. Hooper
X Beryl L. Hooper

STATE OF OREGON, County of KLAMATH ss. June 19, 1973

Personally appeared the above named RALPH M. HOOPER and BERYL L. HOOPER, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
Susan Kay Way

My commission expires

Notary Public for Oregon
My commission expires 4/1/74

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 662, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

RALPH M. HOOPER
BERYL L. HOOPER

TO

DALE W. BYRD
DONNA R. BYRDAFTER RECORDING RETURN TO
Boivin & Boivin
210 Boivin Building
Klamath Falls, Oregon
97601(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING.
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 2.00

STATE OF OREGON

County of KLAMATH ss.

I certify that the within instrument was received for record on the 20th day of JUNE, 1973, at 2:34 o'clock P.M., and recorded in book M 73 on page 7781 or as filing fee number 77956, Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

COUNTY CLERK

Title

Hazel Hazel Deputy