

78897

Vol. ¹¹¹ 72 8984

Warranty Deed

This Indenture Witnesseth, That FRED A. LEWIS,

herein called "grantor," in consideration of \$50,000.00 Dollars to him paid, has bargained and sold and by these presents does grant, bargain, sell and convey to

LEWIS MFG. CO., an Oregon corporation,

herein called "grantee," its successors and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

S $\frac{1}{2}$ of Lot 10 and the N. 120.7 feet of Lot 11, ALTAMONT RANCH TRACTS, according to the supplemental plat of said tracts filed March 18, 1912, more particularly described as follows: Beginning on the W. line of Lot 11, 120.7 feet S. from the NW corner of said Lot 11; thence E. and parallel to the S. line of Lot 11 to the E. line thereof; thence N. along the E. line of Lots 11 and 10, 285.2 feet; thence W. on the E. and W. center line of Lot 10 to the W. line thereof; thence S. 285.2 feet, more or less, to the point of beginning. ALSO Tract 9, ALTAMONT RANCH TRACTS, EXCEPTING the N. 30 feet thereof in Laverne Avenue, and EXCEPTING ALSO the portion thereof described in deed to Paul J. Stancoff recorded January 30, 1948, in Book 216, Page 265, Deed Records of Klamath County, Oregon, ALSO EXCEPTING the portion thereof described in deed to Paul J. Stancoff recorded January 27, 1948, in Book 216, Page 189, Deed Records of Klamath County, Oregon, and ALSO EXCEPTING that portion deeded to Bronley and recorded November 27, 1967, in Deed Vol. M-67, Page 9120. ALSO the N $\frac{1}{2}$ of Lot 10, ALTAMONT RANCH TRACTS, EXCEPTING THEREFROM any portion of said premises lying within the county road along the W. side of said premises. SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (2) Right of way, including the terms and provisions thereof, executed by I. L. Larkey, et al, and The California Oregon Power Company, a California corporation, dated September 3, 1946, recorded September 21, 1946, in Volume 196, Page 75, Deed Records of Klamath County, Oregon. (3) Excepting that parcel of land conveyed to the State Highway Commission by I. L. Larkey in Deed Volume M-65, Page 1754, recorded September 8, 1965, and by Opal W. Larkey in Deed Volume M-65, Page 1834, recorded September 17, 1965. (4) Rights of the public in and to any portion of said premises lying within the limits of roads and highways. (5) Mortgage dated February 1, 1972, given by Fred A. Lewis to Isaac Farand Larkey, et al, to secure note of even date in the principal amount of \$37,500.00, which mortgage grantee assumes and agrees to pay according to the terms and provisions thereof, together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, its successors and assigns forever. Said grantor does covenant to and with said grantee, its successors and assigns, that he is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that he and his heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$50,000.00.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

13th day of July, 1973.

Fred A. Lewis

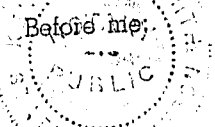
H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon

8984 "A"

STATE OF OREGON } ss. July, 1973.
 County of KLAMATH }

Personally appeared the above-named FRED A. LEWIS,

know to me to be the identical person described as grantor in the within Deed, and
 acknowledged the foregoing instrument to be his voluntary act and deed.



NOTARY PUBLIC FOR OREGON
 My commission expires June 15, 1974

STATE OF OREGON } ss. _____, 19____
 County of KLAMATH }

Personally appeared
 who, being first duly sworn, did say that he the
 of

and that the foregoing Deed was signed in behalf of said corporation by authority of its
 Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
 My commission expires _____

Warranty Deed

From

To

Recording Data:

STATE OF OREGON,
 County of Klamath
 Filed for record _____

on this 13 day of JULY A.D. 1973
 at 3:13 o'clock P.M. and duly
 recorded in Vol. 773 of DEEDS
 Page 8984

Wm. D. MILNE, County Clerk
 By *Wm. D. Milne* Deputy
 Fee \$ L. CO

Return to:

James M. M. Co.
2900 S. 6th
K. F.