

A-23468
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LAING W. SIBBET and DOROTHY E. SIBBET, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ONETA E. LUDLOW, a single woman, 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:

Beginning at the Northeasterly corner of Lot 1 in Block 3 of Pleasant View Tracts according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence South along the East line of said Lot 85 feet; thence West parallel to the North line of said lot a distance of 150 feet, more or less, to the West line of said lot; thence North along said West line 85 feet to the Northwest corner of said lot; thence East along North line of said lot 150 feet, more or less, to the point of beginning.

Subject, however, to the following:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of the Enterprise Irrigation District.
3. Rules, regulations, and assessments of South Suburban Sanitary District.
4. Reservations and restrictions contained in deed from C. C. Lewis and Caroline W. Lewis, his wife, to J. P. Roper and Gertrude Roper, husband and wife, dated May 26, 1939, recorded February 27, 1943, Deed Vol. 153, page 247, records of Klamath County, Oregon, as follows: "...excepting and reserving to first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises and to keep and maintain same, said right to be for benefit of lands and premises adjacent above described land."
5. Easement, including the terms and provisions thereof, over the West 12 feet of the property described herein given by Vern Schortgen and Loetta Schortgen, husband and wife, to J. C. Lemire and Katherine W. Lemire, husband and wife, dated March 31, 1952, recorded April 14, 1952, Deed Vol. 254, page 166, records of Klamath County, Oregon, and the right of ingress and egress over the west 12 feet of lot 1 from the South line of the above described property to Angle Street. Said easement for driveway purposes only.

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TO HAVE AND TO HOLD the same unto the said 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 that certain Mortgage, including the terms and provisions thereof, given by Laing W. Sibbet and Dorothy E. Sibbet, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a corporation, recorded April 17, 1959, Mortgage Vol. 189, page 310, records of Klamath County, Oregon, to secure the payment of \$16,000.00, and those apparent upon the land, if any as of the date of this deed; 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 \$20,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantors' hand this 25th day of November, 1970.

Laing W. Sibbet
LAING W. SIBBET
Dorothy E. Sibbet
DOROTHY E. SIBBET

STATE OF OREGON)
) ss. November 25, 1970.
County of Klamath)

Personally appeared the above named Laing W. Sibbet and Dorothy E. Sibbet, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Calvin P. Peyton
Notary Public for Oregon
My Commission expires: 11/4/73

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title co
this 10 day of August A. D. 1973 at 2:55 o'clock P. M., and duly recorded in
Vol. M-73 of deeds fee 4.00 on Page 10619

Ret. Bureau
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WM. D. MILNE, County Clerk

Hazel W. Milne Deputy