Vol. 73 ILAS EAW PUT 27. 5 RTLAND, OHE 80190 FORM No. 633-WARRANT DEED, KNOW ALL MEN BY THESE PRESENTS, That EMMETT ACE BIGBY and BETTY G. 1967/50 1 BIGBY, husband and wife, , hereinafter called the grantor, for the consideration hereinafter stated, STEVEN LAKE, RON BAKER and GARY MEYERS 1. N. N. N. to grantor paid by , hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that Lot 33 in Block 1 of FIRST ADDITION TO KELENE GARDENS, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. M 12 14 (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) 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 \sim 87 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements, restrictions, liens or encumbrances of record or those apparent upon the land. *See attachment. th <u>61 Et</u> 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 \$...21,300.00.... OWNERSEX NAME ACTUAL CONSIDERATION XOTSING YOU DOLLARS SHORE YOU WARK YOU W NARY HA CONSIDERATION X INDICATE RELIGNX® In construing this deed and where the context so requires, the singular includes the plural. 19.73 August WITNESS grantor's hand this 6th day of Betty G. Bigby (**Scef attachment for notary Emmetter Emmett A. Bigby acknowledgment) August 6, , 1973 STATE OF OREGON, County of Klamath TE OF OREGON, County of Klamath) ss. Personally appeared the above named Emmett A. Bigbyvoluntary act and deed. his and acknowledged the foregoing instrument to be Before me: Karen Rice ٠., \sim Notary Public for Oregon My commission expires Aprile 24, 1911 (OFFICIAL SEAL) deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session. 20 NOTE-The STATE OF OREGON WARRANTY DEED County of EMMETT A. BIGBY & I certify that the within instrument was received for record on the BETTY G. BIGBY day of, 19..... то o'clock M., and recorded (DON'T USE THIS лt STEVEN LAKE RON BAKER and GARY MEYERS SPACE; RESERVED in book.....on page ...or as FOR RECORDIN , Rec-LABEL IN COUN filing fee number ord of Deeds of said County. TIES WHERE AFTER RECORDING RETURN TO Witness my hand and seal of County affixed. JERRY MOLATORE Attorney At Law No ...Title 328 Main St. 633 19. **.** (. 17 Deputy Rv ek 6.00

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*ATTACHMENT

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

2. Rules, regulations and assessments of South Suburban Sanitary District.

3. Reservations and restrictions contained in the dedication of First Addition to Kelene Gardens.

4. Building and Use Restrictions for First Addition to Kelene Gardens, dated April 22, 1968, recorded April 25, 1968, in Volume M68 page 3337, records of Klamath County, Oregon.

5. Trust Deed, including the terms and provisions thereof, given by Emmett Ace Bigby and Betty G. Bigby, husband and wife, grantors, to Transamerica Title Insurance Company, trustee, for commonwealth, Inc., an Oregon corporation, beneficiary, dated August 1, 1972, recorded September 14, 1972, in Mortgage Vol. M72 page 10411, Microfilm records of Klamath County, Oregon, to secure the payment of \$20,000.00. Beneficiary interest under the above trust deed was assigned to Government National Mortgage Association, a corporation, by instrument recorded October 31, 1972, in Volume M72 page 12575, Microfilm records of Klamath County, Oregon, and also assigned to First National Bank of Oregon by instrument recorded March 26, 1973, in Volume M73 page 3445, Microfilm records of Klamath County, Oregon.

6. Easement, including the terms and provisions thereof, given by Ronald E. Phair and Lorrayne Phair, husband and wife, for a drainage easement, dated March 4, 1970, recorded March 6, 1970, in Volume M70 page 1840, Microfilm records of Klamath County, Oregon.



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STATE OF OREGON ss. County of Klamath)

August 17 1973

Personally appeared the above named BETTY G. BIGBY and acknowledged the foregoing instrument to be her voluntary act and deed.

M olatore low NOTARY PUBLIC FOR OREGON My Commission Expires : 10-12-76

STATE OF OREGON, County of Klamath ss.

Filed for record at request of: JERRY MOLATORE ATTY on this 13th day of AUCUST A. D., 19 73 at 2;52 o'clock P. M. and duly recorded in Vol. M 73 of DEEDS Page 10775 WM. D. MILNE, County Clerk

Fee # 100 By Clark Deputy.