

80296

# A-23313

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that RAYMOND E. DOWNS and SHIRLEY M. DOWNS, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by RICHARD L. SPOON and KATHRYNE M. SPOON, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell, and convey unto the said Grantees and Grantees' 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:

PARCEL 1: Commencing at the Northwest corner of Lot 12, Block 7 Altamont Acres, thence Southerly along the Westerly line of said Lot 12, Block 7, Altamont Acres, a distance of 141.8 feet, thence Easterly along the Southerly line of said Lot 12, Block 7, Altamont Acres a distance of 93 feet; thence Northerly parallel to the Westerly line of said Lot 12, Block 7, Altamont Acres a distance of 141.8 feet, thence Westerly along the Northerly line of said Lot 12, Block 7, Altamont Acres, a distance of 93 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements, of record and those apparent on the land;

2. Taxes for 1973-74 are now a lien but not yet payable. Note: Taxes for 1972-73 are paid in amount of \$150.02 (CODE 41-3909-1013-1900) (affects other property).

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

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

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises,

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free from all encumbrances, except those hereinabove stated, and that Grantors 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 \$890.00.

WITNESS Grantors' hands this 13 day of August, 1973.

X Raymond E. Downs  
Raymond E. Downs

✓ Shirley M. Downs  
Shirley M. Downs

STATE OF OREGON }  
County of Klamath } ss.

August 13, 1973

Personally the above-named RAYMOND E. DOWNS and acknowledged the foregoing instrument as his voluntary act and deed.

BEFORE ME:

B. F. Lehmann  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: May 8, 1976

STATE OF OREGON }  
County of Klamath } ss.

August 8, 1973

Personally appeared the above-named SHIRLEY M. DOWNS, and acknowledged the foregoing instrument as her voluntary act and deed.

BEFORE ME:

Robert L. Brown  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10/4/76

Let: Richard L. Spoon  
3507 La Verne  
K. Falls

WARRANTY DEED, PAGE TWO.

STATE OF OREGON }  
County of Klamath } ss.

Filed for record at request of:  
Klamath County Title  
on this 11th day of Aug. A. D., 19 73  
at 3:39 o'clock P M. and duly  
recorded in Vol. M73 of Deeds  
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WM. D. MILNE, County Clerk

By W. D. Milne Deputy.  
Fee \$1.00