

80470

WARRANTY DEED

Vol. ⁷⁷ 73 Page

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1
2 KNOW ALL MEN BY THESE PRESENTS, that we, WILLIE J.
3 LAMBERT and OPAL M. LAMBERT, husband and wife, Grantors, in
4 consideration of TEN DOLLARS, and other good and valuable
5 consideration to us paid by VINTON R. DALTON and NETTIE M. DALTON,
6 husband and wife, Grantees do hereby Grant, Bargain, Sell and
7 Convey unto the said Grantees, AS TENANTS BY THE ENTIRETY, their
8 heirs and assigns, all the following real property, with the
9 tenements, hereditaments and appurtenances, situated in the
10 County of Klamath, and State of Oregon, bounded and described as
11 follows, to-wit:

12 Beginning at the Southeast corner
13 of Lot 20, HOMELAND TRACTS NO.2, Klamath
14 County, Oregon; thence North along the
15 East line of said Lot 20, 163 feet; thence
16 West at right angles to said East line, 68
17 feet; thence South, parallel with the East
18 line of said lot, 163 feet to the North line
19 of Delaware Avenue; thence East along the
20 North line of Delaware Avenue, 68 feet to
21 the place of beginning.

22 SUBJECT TO:

23 Acreage and use limitations under provi-
24 sions of the U.S. statutes and regulations
25 issued thereunder.

26 Liens and assessments of Klamath Project
27 and Enterprise Irrigation District, and
28 regulations, contracts, easements and water
29 and irrigation rights in connection therewith.

30 The property under search is within the
31 boundaries of the South Suburban Sanitary
32 District, and is subject to the regulations,
liens, assessments and laws relating thereto.

Reservations and Restrictions as set forth
in deed from F.C.Adams, et ux, to John L. Cook,
et ux, recorded 9-9-49 in Vol. 234, page 4,
Deed Records, Klamath County, Oregon, which
provides: " subject, however, to all right of
way and easements of the Enterprise Irrigation
District and subject to the right of the
Grantors, their heirs and assigns, to construct
so maintain, on and across the said premises
and the right to enter upon said premises for
the purpose of constructing and maintaining
such ditches, together with all and singular
the tenements, hereditaments and appurtenances
thereto belonging or in anywise appertaining,

-1- Warranty Deed

FREEMAN D. MURRAY
ATTORNEY AT LAW
PINE TREE BUILDING
111 SOUTH 7TH STREET
KLAMATH FALLS, OREGON

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1 and also all their estate, right, title
2 and interest in and to the same, including
3 dower and claim of dower; this conveyance,
4 however, is made with the further consider-
5 ation that the Grantee, heirs or assigns,
6 will not use the premises for other than
7 residential purposes and will not construct
8 nor erect any residence on the said premises,
9 the first cost of which shall be less than
10 \$1000.00; and any violation of such covenant
11 shall work a forfeiture of the estate of the
12 Grantee their heirs or assigns in and to the
13 said premises and shall vest in the Grantors,
14 their heirs or assigns, the right to re-
15 enter the said premises and their former
16 estate therein." By an instrument recorded
17 in Vol. 211, page 421, Deed Records of
18 Klamath County, Oregon, the forfeiture and
19 reversionary clause was waived.

20 Mortgage to John Neubert, dated August 14,
21 1959, recorded August 17, 1959, in Vol. 192,
22 page 127, Mortgage Records, Klamath County,
23 Oregon, given to secure payment of \$2250.00
24 as evidenced by a note of even date.

25 TO HAVE AND TO HOLD the above described and granted
26 premises unto the said Grantees as tenants by the entirety, their
27 heirs and assigns, forever.

28 And we, the Grantors, covenant that we are lawfully
29 seized in fee simple of the above granted premises free from all
30 incumbrances, EXCEPT AS ABOVE SET FORTH, and that we will and
31 our heirs, executors and administrators, shall warrant and forever
32 defend the above granted premises, and every part and parcel
thereof, against the lawful claims and demands of all persons
whomsoever.

33 WITNESS our hands and seals this 18th day of April,
34 1960.

35 Willie J. Langhant (Seal)

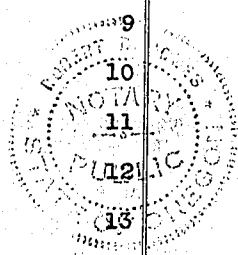
36 Opal M. Langhant (Seal)

FREEMAN C. MURRAY
ATTORNEY AT LAW
FREE BUILDING
7TH STREET
Klamath Falls, Oregon

1 STATE OF OREGON }
2 County of Klamath } ss

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3 I CERTIFY that on this 18th day of April, 1960, before
4 me, the undersigned, a Notary Public in and for said County and
5 State, personally appeared WILLIE J. LAMBERT and OPAL M. LAMBERT,
6 husband and wife, known to me to be the same identical individuals
7 described in and who acknowledged to me that they executed the
8 foregoing freely and voluntarily.



Robert D. Jones
Notary Public for Oregon
My Commission expires Sept 8, 1966

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Raymond Kidwell
this 17th day of Aug. A. D. 1960 at 1:43 clock P.M., and
duly recorded in Vol. M73, of Deeds on Page 11108
Fee \$6.00 By Wm D. MILNE, County Clerk
Lucia Antela

32 Raymond Kidwell
5805 1/2 Delaware

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PINE TREE BUILDING
111 SOUTH 7TH STREET
KLAMATH FALLS, OREGON