

#0140282 KL. CO A-23582

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JIMMIE LEE HARGROVE and SHARON LEE HARGROVE, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by EDWARD L. KISLING and ALICIA K. KISLING, 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:

Lot 25 in Block 5 of the FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath, County, Oregon.

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

2. Taxes for 1973-74 are now a lien but not yet payable.

3. Liens and assessments of Klamath Project and Enterprise Irrigation District.

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

5. Conditions and Restrictions shown on the plat of Tract No. 1037, Fifth Addition to Sunset Village, and reservations and restrictions contained in the dedication of said subdivision, as follows: "...said plat subject to: (1) easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities, irrigation and drainage, (2) no changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns, (3) building set-back lines as shown on the annexed plat, (4) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

6. Declaration of Conditions and Restrictions for Fifth Addition to Sunset Village recorded July 13, 1972, Vol. M72 page 6318, Microfilm Records of Klamath County, Oregon.

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

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those hereinabove set forth; 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 \$27,000.00.

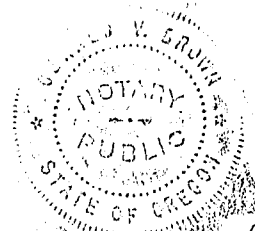
WITNESS Grantors' hands this 24th day of August, 1973.

Jimmie Lee Hargrove
Sharon Lee Hargrove

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named JIMMIE LEE HARGROVE and SHARON LEE HARGROVE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 24th day of August, 1973.



Let 426 Fed 5/L
Shasta Plaza
WARRANTY DEED, PAGE TWO.

Sandra V. Brown
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11-12-74

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
KLAMATH COUNTY TITLE CO
on this 27th day of AUGUST A. D., 1973
at 12:38 o'clock P M. and duly
recorded in Vol. M 73 of DEEDS
Page 11551

WM. D. MILNE, County Clerk

Fee 4.40 By *[Signature]* Deputy.