

A-23614

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WARRANTY DEED

This Indenture Witnesseth, THAT JAMES R. BAGGE and JEAN C. BAGGE, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto MAZAMA REALTY, INC., its successors and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 63 of Yalta Gardens, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Any unpaid charges or assessments of Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of Yalta Gardens; Reservations and restrictions contained in deed recorded June 11, 1947, in Vol. 207, page 303, records of Klamath County, Oregon; Easements and rights of way of record or apparent on the land, if any; real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable; and to a Trust Deed for beneficiary, Equitable Savings and Loan Association, an Oregon corporation, dated May 7, 1971, recorded May 11, 1971, Vol. M71, page 4252, Microfilm Records of Klamath County, Oregon, which said Trust Deed grantee hereby expressly assumes and agrees to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$16,500.00 ~~being~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors and assigns, that they are the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 22nd day of August, 1973.

James R. Bagge (SEAL) *Jean C. Bagge* (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath, ss. *Sept 4th*, 1973
Personally appeared the above named James R. Bagge and Jean C. Bagge, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Cheryl L. Lachance

From Office of
GANNON, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Notary Public for Oregon.
My commission expires 7-23-77

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 4th day of SEPTEMBER 1973, at 3:40 o'clock P.M., and recorded in book M 73 on page 11837 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Dragil* County Clerk-Recorder
FEE \$ 2.00 Deputy

Mazama Realty Inc
4509 S 6th
City