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28-5734

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN C. PEDERSEN and
SHIRLEY A. PEDERSEN, husband and wife, hereinafter called Grantors,
for the consideration hereinafter stated, to Grantors paid by
CHARLES A. MITCHELL and LOIS L. MITCHELL, husband and wife,
hereinafter called Grantees, do hereby grant, bargain, sell and
convey unto 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:

The North half of Lot 8 in Block 3 of Altamont Acres,
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. Liens and assessments of Klamath Project and Klamath
Irrigation District, and regulations, contracts, easements and
water and irrigation rights in connection therewith;
3. Regulations and rules of South Suburban Sanitary District;
4. Reservations and restrictions contained in deed from A.L.
Wishard and Erma M. Wishard to V. M. Mann, dated January 11, 1926,
recorded January 11, 1926, Deed Volume 71, page 104, records of
Klamath County, Oregon, as follows: "And the said V. M. Mann for
himself, his heirs, executors, administrators and assigns, as
follows, to-wit: That he will not at any time hereafter construct
upon the lands hereinbefore described any dwelling house which is
of a value of less than \$2,000.00. The right to enter upon and
construct irrigation ditches and divert Irrigation water along
the property lines of the hereinbefore described property is hereby
reserved."

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 as herein 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

BOIVIN, BOIVIN
& KOSTA
ATTORNEYS AT LAW
210 BOIVIN BUILDING
KLAMATH FALLS,
OREGON 97601
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1 of all persons whomsoever, except those claiming under the above
2 described encumbrances.

3 The true and actual consideration paid for this transfer
4 stated in terms of dollars, is the sum of Eight Thousand Seven
5 Hundred Fifty and no/100 Dollars (\$8,750.00).

6 WITNESS GRANTORS' hands this 3rd day of February, 1971.

7 John C. Pedersen
8
9 Shirley A. Pedersen

10 STATE OF OREGON)
11) ss.
12 County of Klamath)

13 On this 3rd day of February, 1971, personally
14 appeared before me the within named JOHN C. PEDERSEN and SHIRLEY
15 A. PEDERSEN, husband and wife, and acknowledged the foregoing
16 instrument to be their voluntary act and deed.

17 Raymond Koyse
18 R. RAYMOND KOYSE
19 "NOTARY PUBLIC - OREGON"
20 "My Commission Expires 6-28-74".

21 Raymond Koyse
22 Notary Public for Oregon
23 My Commission Expires:

24 STATE OF OREGON; COUNTY OF KLAMATH; ss.

25 Filed for record at request of Transamerica Title Co.
26 this 12th day of September A. D. 1973 at 3:46 clock PM., and
27 duly recorded in Vol. M 73, of Deeds on Page 12305

28 Wm D. MILNE, County Clerk

29 By Hazel D. Hazel
30 fee 4.00

31 Return:
32 575+2
590 Main
City
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