

1967/50

KNOW ALL MEN BY THESE PRESENTS, That ELMER V. COWGER and GLADYS S. COWGER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. ROSS and PEGGY L. ROSS, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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 11 in Block 5 of Tract 1022, known as FOURTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way, easements of record and those apparent on the land; 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; 3. Regulations, including levies, liens, assessments, rights of way, and easements of South Suburban Sanitary District; 4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 7, 1971, in Book M-71 at page 5502, Microfilm Records; 5. Restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, as shown on the recorded plat of Fourth Addition to Sunset Village; 6. 1973-74 real property taxes are now a lien but not yet payable;

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove stated,

and that

grantor 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 \$28,600.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 26 day of September, 1973.

Elmer V. Cowger
Gladys S. Cowger

STATE OF OREGON, County of) ss. September 26, 1973.
Personally appeared the above named ELMER V. COWGER and GLADYS S. COWGER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan Kay Way

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 6/4/1977

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

ELMER V. COWGER

GLADYS S. COWGER

TO
RICHARD L. ROSS

PEGGY L. ROSS

AFTER RECORDING RETURN TO

Mr. and Mrs. Richard L. Ross
3611 Grenada Way
Klamath Falls, Oregon
97601

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of Sept., 1973, at 4:02 o'clock P.M., and recorded in book M73 on page 13059 or as file number 81918, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne,

County Clerk Title

By Hazel Brazil Deputy

Rev. 2-60