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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 Grantors, for the consideration hereinafter stated, to Grantors paid by WILLIAM W. KEENEY and GLORIA G. KEENEY, husband and wife, hereinafter called 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 10 in Block 1, Tract 1044 known as WEMBLY PARK, Klamath County, Oregon.

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

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

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Wemby Park.

5. Set back provisions as delineated on the recorded plat 25 feet from front lot line and 20 feet from side lot line.

6. Utility easements as delineated on the recorded plat 8 feet along rear lot line.

7. An easement created by instrument, including the terms and provisions thereof, dated November 12, 1947, recorded December 8, 1947 in Book 214 at page 394, Deed Records, in favor of Magdalene Ezell, her heirs or assigns, "reserving unto the grantor, her heirs and assigns, the easement to conduct irrigation water through existing ditches along the North and East lines of said property, and subject to rights of way and easements of record and those apparent on the lands", over S 1/2 N 1/2 SW 1/4 SE 1/4.

8. Trust Deed, including the terms and provisions thereof, dated January 5, 1973, recorded January 15, 1973 in Book M-73 at page 486, Microfilm Records, given to secure the payment of \$24,500.00, with interest thereon and such future advances as may be provided therein, executed by Jimmie Lee Hargrove and Sharon Lee Hargrove, husband and wife to Trans-america Title Insurance Co., trustee for beneficiary Equitable Savings and Loan Association, an Oregon corporation, which Grantees, hereinabove named, agree to assume and pay.

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 \$31,000.00.

WITNESS Grantors' hands this 9th day of October,

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 9th day of October, 1973.

Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

Marlene T. Addington
NOTARY PUBLIC FOR OREGON
My Commission expires: 3-21-77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 9th day of OCTOBER A. D. 19 73 at 4:01 o'clock P.M. and duly recorded in

Vol. M 73 of DEEDS on Page 13629

FEE \$ 4.00

WM. D. MILNE, County Clerk

By *Hazel Hagel* deputy

*Return to: William W. Veeray
3125 Marjama Dr.
Eugene*