

A-23578

82593

WARRANTY DEED

FOR VALUE RECEIVED, We, ROY E. McTAVISH and BEULAH E. McTAVISH, husband and wife, the Grantors, do hereby grant, bargain, sell and convey unto MYRTLE B. ASHCROFT and RALPH E. KURTZ, the Grantees, the following described premises, to wit:

LOT 11 of  
PLEASANT HOME TRACTS #2,  
Klamath County, Oregon,  
EXCEPTING THEREFROM that portion conveyed to  
State of Oregon in deed recorded June 24, 1964,  
in Volume 354 at page 102, records of Klamath  
County, Oregon.

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TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantees, and to their heirs and assigns forever.

And the said Grantors do hereby covenant to and with the said Grantees that they are the owners in fee simple of said premises, that they are free from all encumbrances, except:

The lien of taxes for the year 1967-68;

Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith;

Regulations, liens and assessments of the South Suburban Sanitary District;

Easement for water line to the California Oregon Power Company, recorded September 1, 1939, in Volume 124 at page 246, Deed Records of Klamath County, Oregon;

Conditions and restrictions in deed from Charles W. Miller et us to Art Harold et us, recorded November 4, 1946 in Volume 198 at page 69, Deed Records of Klamath County, Oregon,

and that they will warrant and defend the same against all other lawful claims whatsoever.

IN WITNESS WHEREOF, Grantors have executed these presents on this 20th day of July, 1967.

Roy E. McTavish (Seal)  
Roy E. McTavish

Beulah E. McTavish (Seal)  
Beulah E. McTavish

STATE OF OREGON)  
ss  
County of Lane )

Before me on this 7th day of August, 1967, personally appeared the above named ROY E. McTAVISH and BEULAH E. McTAVISH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

My commission expires:  
8/4/68

G. E. Stankard  
Notary Public for Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of KLAMATH COUNTY TITLE CO  
this 16th day of OCTOBER A. D., 1973 at 1:15 o'clock P. M., and duly recorded in  
Vol. M 73 of DEEDS on Page 13916

Western Bank  
Bldg 1149  
145

FEE \$ 2.00

WM. D. MILNE, County Clerk  
By Harold Kurtz