

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Mark L. Cowdrey and Donna D. Cowdrey, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Leonard Keck and Emma Keck, 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 1 in Block 6 of River Pine Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to acreage and use limitations under provisions of the U. S. Statutes and regulations issued thereunder.

Subject to all contracts, water rights, proceedings, and taxes and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any of the above there may be.

Subject to access restrictions and other terms and provisions contained in deed from Charles R. Edwards et al., to State of Oregon, by and through its State Highway Commission, recorded June 20, 1952, in Deed Volume 255 page 329, and deed from Tom Sly to State of Oregon, by and through its State Highway Commission, recorded June 10, 1952, in Deed Volume 257 page 539, records of (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

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 \$1,695.00. 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 20th day of November, 1973.

Mark L. Cowdrey
Donna D. Cowdrey

STATE OF OREGON, County of Benton ss. Mark L. Cowdrey and Donna D. Cowdrey
Personally appeared the above named and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Notary Public for Oregon
My commission expires 7-16-76

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

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Cascade Land Resources
P.O. Box 1222
Bend, OR 97701

STATE OF OREGON

County of ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file number Record of Deeds of said County.

Witness my hand and seal of County attested

By Title Deputy

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

NOV 25 4 07 PM 1973

15359

Klamath County, Oregon.

Subject to right of way for transmission line, including the terms and provisions thereof, given by Charles T. Edwards and Emma Edwards, husband and wife, to Midstate Electric Cooperative, Inc., a cooperative corporation, dated August 15, 1952, recorded January 2, 1952, in Deed Volume 258 page 452, records of Klamath County, Oregon.

Subject to building and use restrictions for River Pine Estates recorded July 14, 1965, in Deed Volume 363 page 180, records of Klamath County, Oregon, as shown in Exhibit A.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 23rd day of NOVEMBER A. D. 19 73 at 4:07 o'clock P.M., and

duly recorded in Vol. M. 73, of DEEDS on Page 15358

FEE \$ 4.00

Wm D. MILNE, County Clerk

By *Hazel D. Dugan*