

28-6300

01-08557

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WARRANTY DEED

84442

This Indenture Witnesseth, THAT KENNETH L. ROBERTS III and WENDY LEE ROBERTS, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto IRMA L. McEVEN, her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The South 67 feet of Lot 12 in Block 12 of FOURTH ADDITION TO WINEMA GARDENS.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fourth Addition to Winema Gardens; Easements and rights of way of record or apparent on the land, if any; and to a Trust Deed for beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, recorded March 4, 1971, in M-71, page 1853, which said Trust Deed grantee hereby expressly assumes and agrees to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$26,000.00.

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth; and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 11th day of December, 1973

(SEAL) *Kenneth L. Roberts* (SEAL)

(SEAL) *Wendy Lee Roberts* (SEAL)

STATE OF OREGON, County of Klamath, ss. December 12, 1973
Personally appeared the above named Kenneth L. Roberts III and Wendy Lee Roberts, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

James D. Bocche

Notary Public for Oregon.
My commission expires 10-25-74

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 17 day of Dec. 1973, at 10:42 o'clock A.M., and recorded in book M-73, on page 16108. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne* County Clerk-Recorder
Hazel Craig Deputy

2.00

DEC 17 10 25 AM 1973

John
22518
540 Main
City