

1967/50

KNOW ALL MEN BY THESE PRESENTS, That ORIN D. CHANNER and BEVERLY A. CHANNER, as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD E. YOUNG and BETTY F. YOUNG, 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 covenants, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The W1/2 of Lot 4; Lot 3 EXCEPT the Westerly 15 feet GRACE PARK, Klamath County, Oregon,

(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:

- (1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
- (2) Regulations, including levies, liens, assessments, rights-of-way and easements of the South Suburban Sanitary District.
- (3) Restrictions, but omitting restrictions, if any, based on race, color religion or national origin as shown on the recorded plat of Grace Park.
- (4) Right-of-way, including the terms and provisions thereof, from Marius Petersen, a single man, to the California Oregon Power Company.

(Continued on reverse side) 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 \$50,000.00. However, the actual consideration consists of or includes other property of 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 February day of 1974

STATE OF OREGON, County of KLAMATH ss. February 13, 1974  
Personally appeared the above named Orin D. Channer and Beverly A. Channer

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)  
JAMES W. WESLEY

Notary Public for Oregon  
My commission expires

Before me: James W. Wesley  
Notary Public for Oregon  
My commission expires 1-20-76

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  
Mr. & Mrs. Harold E. Young  
4509 South 6th Street  
Klamath Falls, Oregon 97601

Until a change is requested, all tax statements shall be sent to the following address:  
FirstBank Mortgage Corp.  
Securities Bldg.  
Seattle, Wash. 98101

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

STATE OF OREGON

County of ss.  
I certify that the within instrument was received for record on the day of 1974, 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 affixed.

Title  
By Deputy



2461

(Exception - Continued)

a California corporation, dated May 13, 1943, recorded May 18, 1943 in Volume 155 at page 304, Deed Records of Klamath County, Oregon.

(5) Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded December 3, 1953, in Book 264 at page 292, Deed Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 15th day of FEBRUARY A. D. 19 74 at 11:12 o'clock A. M., and  
duly recorded in Vol. M 74 of DEEDS on Page 2460

FEE \$ 4.00

Wm. D. MILNE, County Clerk

By [Signature]