

WILLIAM C. RANSOM

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by JOHN D. VANTOUR and CELIA I. VANTOUR, 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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

\*See attached legal description

TAX STATEMENTS shall be sent to:

1st Federal Savings & Loan  
Klamath Falls, Ore.

(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  
easements, restrictions, liens or encumbrances of record, or those apparent  
upon the land, and those listed on the attachment mentioned above.

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful 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 \$ 27,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~part of the~~ consideration (indicate which) ~~the whole~~

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 11<sup>th</sup> day of March, 19 74.

William C. Ransom  
WILLIAM C. RANSOM

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named William C. Ransom March 11, 1974

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

Before me: Lucille Estia  
Notary Public for Oregon  
My commission expires Sept. 24, 1976

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  
WILLIAM C. RANSOM

TO  
JOHN D. VANTOUR &  
CELIA I. VANTOUR

AFTER RECORDING RETURN TO

4518  
540 Main St  
City

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

STATE OF OREGON

County of \_\_\_\_\_ ss.  
I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ or page \_\_\_\_\_ or as  
file number \_\_\_\_\_, Record of  
Deeds of said County.  
Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_  
Deputy

3413

\*ATTACHMENT

The following described real property in Klamath County, Oregon:

A parcel of land situate in Lot 67 of FAIR ACRES NO. 1, being more particularly described as follows:

Beginning at a concrete nail set in lead in the base of a concrete corner post, marking the Northwest corner of said Lot 67; thence South 00° 01' 53" West along the Westerly line of said Lot 67, 238.69 feet to a 1/2 inch iron pin; thence North 89° 48' 35" East, 165.59 feet to a 1/2 inch iron pin on the Easterly line of the Westerly half of said Lot 67; thence North 00° 01' 27" East, 238.62 feet to a 1/2 inch iron pin on the North line of said Lot 67; thence South 89° 49' 59" West along the North line of said Lot 67, 165.56 feet to the point of beginning. Together with a perpetual non-exclusive easement over the following described parcel: East 25 Feet of the South 418.62 feet of the W<sup>1/2</sup> of Lot 67, Fair Acres No. 1.

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

SUBJECT TO:

Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

SUBJECT TO:

Conditions and restrictions as set forth in a deed from Walter T. Smith, Et al., to R. V. Hopper, dated November 19, 1929, and recorded August 12, 1930, in Boo, 90 at page 539 of Klamath County Deed Records, as follows: "Excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same; said right to be for the benefit of the lands and premises adjoining the above described property."

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of TRANSAMERICA TITLE INS. CO  
this 14th day of MARCH A. D. 1974 at 3:51 P.M., and  
duly recorded in Vol. M 74 of DEEDS on Page 3412  
FEE \$ 4.00

Wm D. MILNE, County Clerk  
By Hazel Dragan