

Warranty Deed

Vol. 74 Page 5387

This Indenture Witnesseth, That THOMAS S. MORGAN,

herein called "grantor..." in consideration of TWO THOUSAND FIVE HUNDRED AND NO/100 Dollars to him paid, has bargained and sold and by these presents do^{es} grant, bargain, sell and convey to

KENNETH PRATT and LELA L. PRATT, husband and wife,

herein called "grantees," their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Lot 182, THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
SUBJECT TO: (1) Agreement between Klamath Development Co., a corporation, and Herbert Fleishhacker dated January, 1917, recorded August 15, 1917, in Volume 3, Page 275, Miscellaneous Records of Klamath County, Oregon. (2) Agreement between Herbert Fleishhacker, et ux, and California Oregon Power Company, a corporation, dated January 25, 1924, recorded February 15, 1924, in Volume 63, Page 460, Deed Records of Klamath County, Oregon, relative to the raising and/or lowering of the waters of Upper Klamath Lake between the elevations of 4137 and 4143.3 feet above sea level. (3) Easement in Bargain and Sale Deed from Gus G. Johnson, et ux, to Robert Sloan, et ux, dated February 16, 1948, recorded September 1, 1953, in Volume 262, Page 581, Deed Records of Klamath County, Oregon. (4) Grant of right of way from Olive M. Johnson to The California Oregon Power Company, a California corporation, dated November 3, 1955, recorded November 8, 1955, in Volume 279, Page 99, Deed Records of Klamath County, Oregon. (5) Reservations and restrictions in the dedication of Third Addition to Sportsman Park. (6) Reservations and restrictions contained in deeds from Peggy M. Stivers, formerly Peggy M. Sloan, and Eldon V. Stivers, her husband, and Robert Sloan to Thomas S. Morgan, et ux, dated February 10, 1966, recorded April 16, 1969, in Volume M-69, Page 2750, and deed from grantors to Claire R. Herschel dated March 3, 1969, recorded March 11, 1970, in Volume M-70, Page 1988, Deed Records of Klamath County, Oregon.

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantor does covenant to and with said grantees, their heirs and assigns, that he is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that he and his heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$2,500.00.

IN WITNESS WHEREOF, I have hereunto set my hand this day of April, 1974.

Thomas S. Morgan

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon 97601

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FORM No. 72
1-1-74

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STATE OF OREGON
Washington } ss. April 8, 1974.
County of Klamath }

Personally appeared the above-named THOMAS S. MORGAN,

known to me to be the identical person described as grantor in the within Deed, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Janet M. Reed
NOTARY PUBLIC FOR OREGON
My commission expires 7/14/77

STATE OF OREGON
County of Klamath } ss. _____, 19____.

Personally appeared
who, being first duly sworn, did say that he the
of

and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

Warranty Deed

From

To

Recording Data:

STATE OF OREGON,
County of Klamath
Filed for record at request of
KLAMATH COUNTY TITLE CO.
on this day of A.D. 19
at 1:13 o'clock P.M. and duly
recorded in Vol. 1174 of DEEDS
Page 5387
WM D. MILNE, County Clerk
By *Heidi Milne* Deputy
Fee \$4.00
Until exchange is requested, all tax statements
shall be sent to the following address:

Return to:

*W.D. Milne - Kenneth Reed
Box 92 - Harrison R.R.
City 9760*

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FORM No. 721
1-1-74

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