

92830

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WARRANTY DEED

A-24785

MARION G. WARFORD and CHERYL D. WARFORD, husband and wife, Grantors, convey and warrant to LUCILE F. KEPNER, Grantee, the following described real property free of all encumbrances, except as specifically set forth herein:

The West 50 feet of Lot 10 in Block 2 of First Addition to Altamont Acres, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1974, 75 and 76, not yet payable;
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith;
4. Rules, regulations, and assessments of South Suburban Sanitary District;
5. Reservations and restrictions in Deed from Manhattan Company, a corporation to Al Hopson, dated October 25, 1936, recorded in Volume 11, page 11, of the records of Klamath County, Oregon, as follows: "The West 50 feet of Lot 10 in Block 2 of First Addition to Altamont Acres, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon, is hereby reserved for the use of the United States for canals, ditches, or laterals for irrigation or drainage and maintenance charges or liens for water or drainage of the Klamath Irrigation District. The right is hereby reserved to enter upon, construct, and maintain irrigation ditches for the purpose of conveying irrigation water along the property lines of the above described property;
6. Trust Deed, including the terms and provisions thereof, executed by Marion G. Warford and Cheryl D. Warford, husband and wife, as Grantors, to William G. Grogg, Jr., as trustee, for First Federal Savings & Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated November 10, 1973, recorded in Volume 11, page 11, of the records of Klamath County, Oregon, to secure the payment of \$9,400.00 in principal and interest, with interest at the rate of 10% per annum, payable in monthly installments of \$100.00, beginning on the 1st day of December, 1973, and continuing until the 1st day of December, 1978, when the entire principal and interest shall have been paid.

The true and actual consideration paid for this conveyance is \$10,000.00.

WITNESS GRANTORS' hands and seals this 12th day of August, 1974.

Marion G. Warford

Cheryl D. Warford

10001

STATE OF OKLAHOMA)
County of ADAIR) ss.

Personally appeared MARION G. WARFORD and CHERYL D. WARFORD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

[Signature]
NOTARY PUBLIC FOR OKLAHOMA
My Commission Expires: 12-15-1974

Unless a change is requested
all tax statements shall be
sent to the following address:

100 Federal Sloan
Main St Br

STATE OF OREGON: COUNTY OF CLATSOP, ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 10th day of AUGUST A.D. 1974

duly recorded in Vol. 11, of DEEDS on Page 10000

FEE \$ 4.00

W. D. MILNE, County Clerk

[Signature]

AFTER RECORDING RETURN TO: *Leslie J. Kipney*
2055 Canyon
Kemah hills

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