

A-24834

92140

Vol. 74 Page 10111

WARRANTY DEED

THOMAS L. GARRISON and JUDITH A. GARRISON, husband and wife, Grantors, convey and warrant to LYLE R. SMITH, Grantee, the following described real property free of all encumbrances, except as specifically set forth herein:

The Northwest 15 feet of Lot 9 and all of Lot 10 except the Northwest 27.45 feet thereof, all in WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land.
2. Taxes for 1974-75 are now a lien but not yet payable.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Reservations and restrictions in deed from Anna Simmers, widow of A. J. Simmers, to Herman T. Tassell, a single man, dated May 12, 1951, recorded July 13, 1951, in Vol. 248 of Deeds, page 397, records of Klamath County, Oregon, as follows: "not more than two hogs shall be kept on said premises at any one time."
5. Reservations and restrictions contained in the dedication of Winema Gardens.
6. Modification of Building Restrictions in Dedication of Winema Gardens recorded April 21, 1960, in Vol. 320 page 437, Deed records of Klamath County, Oregon.
7. Building and Use Restrictions for Winema Gardens executed by Dean J. Hall et al., recorded May 26, 1960, in Vol. 321 page 440, Deed records of Klamath County, Oregon.
8. Trust Deed, including the terms and provisions thereof, given by Thomas L. Garrison and Judith A. Garrison, husband and wife, as grantors, to Transamerica Title Insurance Company, as trustee, for First National Bank of Oregon, as beneficiary, dated November 10, 1971, recorded November 10, 1971, in Vol. M71 page 11760, microfilm records of Klamath County, Oregon, to secure the payment of \$17,300.00, which grantee agrees to assume and pay.

The true and actual consideration paid for this conveyance is \$22,000.00.

10112

WITNESS Grantors' hands this 20 day of August, 1974.

Thomas L. Garrison

Judith A. Garrison

STATE OF OREGON)
County of Klamath) ss.

Personally appeared THOMAS L. GARRISON and JUDITH A. GARRISON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Dale Rannels
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9/23/77

Unless a change is requested, all tax statements shall be sent

to the following address: First Federal Savings & Loan
540 Main, Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 20th day of AUGUST, A. D. 1974, at 11:32 o'clock A. M., and

duly recorded in Vol. M 71, of DEEDS on Page 10111

FEES 1.00

By W. D. MILNE, County Clerk

W. D. MILNE

J. C. Box 151 M.D.

WITNESSES: MILNE, CLERK