

32697

Vol 74 Page

11824

88-7740

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES C. GILLIATT and JANET L. GILLIATT, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by GLEN W. ROSENOW and RUTH E. ROSENOW, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' heirs, successors, and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining situated in the County of Klamath, State of Oregon, described as follows:

The Westerly 112.0 feet of Lots 13 and 14 of CLOVERDALE, Klamath County, Oregon

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, or Enterprise Irrigation District;
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
3. Reservations, including the terms and provisions thereof, for irrigation and drain ditches, on the plat and in the dedication of Cloverdale, omitting restrictions herein, if any, based on race, color, religion or national origin;
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded April 3, 1963, in Book 257 at page 160, Deed Records;
5. Easement, including the terms and provisions thereof, recorded November 4, 1968, in M-68 at page 9533 as follows:
An easement for the purpose of laying and maintaining an irrigation line on that real property situated in Klamath County, Oregon, described more fully as: The Westerly 112.0 feet of Lots 13 and 14 Cloverdale, Klamath County, Oregon, said easement to run across a portion of the above-described property. Said Easement is to be appurtenant to each and every portion of the following described property located in Klamath County, Oregon: The Easterly 121.0 feet of Lots 13 and 14, Cloverdale Addition, Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof, dated September 20, 1966, recorded September 27, 1966, in M-66 at page 9574 at 2:52 P.M., given to secure the payment of \$11,200.00 with interest thereon and such future advances as may be provided therein, executed by J. O'Brien and Virginia R. O'Brien, husband and wife, to William Ganong, trustee for beneficiary, First Federal Savings and Loan Association of Klamath Falls.

7. Taxes for the fiscal year 1974-75.

To have and to hold the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances except as herein set forth, and that Grantors will warrant and forever defend the said 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 the sum of Nineteen Thousand and no/100 Dollars (\$19,000).

IN WITNESS WHEREOF, the Grantors have executed this instrument this 4th day of September, 1974.

James C. Gilliatt
Janet L. Gilliatt

STATE OF OREGON)
County of Klamath) ss.

On this 4th day of September, 1974, personally appeared before me the above-named JAMES C. GILLIATT and JANET L. GILLIATT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Stacy J. Shuck
Notary Public for Oregon
My Commission Expires: 8-3-78

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

First Federal 540 Main
Return Mr. & Mrs. Rose, name
2745 Homedale
City

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Transamerica Title Ins

this 4 day of Sept A. D., 1974 at 3:53 o'clock P. M., and duly recorded in
Vol. M-74 of deeds on Page 11824
4.00

WM. D. MILNE, County Clerk
By *[Signature]* Deputy