

9677.9

WARRANTY DEED

828

KNOW ALL MEN BY THESE PRESENTS, That
FLOYD E. BRIDGWATER, JR. and BARBARA A. BRIDGWATER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
James W. Sunderland and Ilse A. Sunderland

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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 5 of FIRST ADDITION TO KELENE GARDENS.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Temporary and/or perpetual Warranty Clearance Easement granted to United States of America, recorded July 16, 1964, in Deed Vol. 354 at page 499; Set back lines and utility easements as set out on the plat and in the dedication of First Addition to Kelene Gardens; Building and use restrictions of First Addition to Kelene Gardens, as set forth in Deed Vol. M-68 at page 3337; Easements and rights of way of record or apparent on the land; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable. Trust Deed, Given to First Federal Savings and Loan, recorded in Volume M73 page 11535, records of Klamath County, Oregon which Grantees expressly assume and agree to pay.

(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

and that
grantor 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 \$
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of January, 1975;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF ~~ARKANSAS~~ ARKANSAS
County of ~~CALLAND~~ GALLAND

STATE OF OREGON, County of ~~CLATSOP~~ CLATSOP

Personally appeared

January 14, 1975

Personally appeared the above named
Floyd E. Bridgwater, Jr. and Barbara A. Bridgwater

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

(SEAL) Before me:
Notary Public for ~~Arkansas~~ ARKANSAS
My commission expires:
October 21, 1975

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of JANUARY, 1975

at 3:45 o'clock P.M., and recorded in book M 75 on page 828 or as file/reel number 96729

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *[Signature]* Deputy

FEE \$ 2.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. James Sunderland
1338 Edgewood Rd
Redwood City, Ca. 94062

NAME, ADDRESS, ZIP

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

James Sunderland
c/o First Federal Savings and Loan
So Sixth Street Br. Klamath Falls, OR

NAME, ADDRESS, ZIP

RECEIVED JAN 17 1975