

5031-58-8822

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM DALE RHOADES and MAYUMI RHOADES, husband and wife

to grantor paid by LARRY G. EDGE and AURELIA M. EDGE, husband and wife

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:

Lots 5 and 6 in Block 10 St. Francis Park, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restriction, rights-of-way and easements of record and those apparent on the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Reservations, including the terms and provisions thereof, as contained in Volume 128 at page 243, Deed Records, dated April 2, 1940 recorded April 8, 1940, from George S. Rosco to C. A. Bundy.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of St. Francis Park.

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 above granted 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 \$ 19,800.00.

[Ⓢ]However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).[Ⓢ]

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 9th day of May, 1975

WITNESS grantor's hand this 9th day of May, 1975

1. William Dale Rhoades
x Marguerite Rhoades

NOTE—The sentence between the symbols (1), if not applicable, should be deleted. See QRS 93.030

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

Department of Veteran's Affairs, 1225 Ferry Street, S. E.
Salem, Oregon 97510

The mortgagor or subsequent owner of the premises shall not be released from encumbrance, that he will warrant the mortgagee shall not be extinguished by foreclosure.

MORTGAGOR FURTHER COVENANTS

1. To pay all debts and moneys secured by the mortgage.
2. Not to permit the building or improvements now on the premises to be removed or altered without the written consent of the mortgagee.

5132

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 9th day of May, 1975, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Susan Kay Way
Susan Kay Way
Notary Public for Oregon.

My Commission expires 6/1/1977

WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 9th day of May, 1975, at 3:40 o'clock PM., and recorded in book 175 on page 5031 or as file number 528, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Harry D. Edge* Deputy.

AFTER RECORDING RETURN TO

FEE \$ 4.00

Mr. & Mrs. Harry D. Edge
4636 Boardman
Klamath Falls, Oregon 97601

MAY 9 1975

MAY 9 1975

3:40 PM

TO BE
M-2503
EDGE, I

STATE OF