

1096

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LYNN G. COLBURN and MARGARET E. COLBURN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM D. RHOADES and MAYUMI RHOADES, husband and wife, hereinafter called 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:

The Westerly 1/2 of Lots 16 and 17 of YALTA GARDENS, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(OVER)

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

except as hereinabove stated

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 \$ 33,500.00.

①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) ②(The sentence between the symbols ①, 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 27 day of May, 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)

Lynn G. Colburn
Margaret B. Colburn

STATE OF OREGON,

County of Klamath } ss.
May 27, 1975.

Personally appeared the above named LYNN G. COLBURN and MARGARET B. COLBURN

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

Before me, Susan Kay Way

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires 6/4/1977

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Lynn G. and Margaret B. Colburn
1525 Ivory Street
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

William D. and Mayumi Rhoades
1707 Wiard Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. William D. Rhoades
1707 Wiard Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

4. Reservations and restrictions contained in the dedication of Yalta Gardens, as to roads, irrigation laterals, underground irrigation system and set back lines, and easements over all lots for future sewers or utilities along the back lines of all lots.
5. Agreement, including the terms and provisions thereof, between Irving E. Gray and Harvey Martin, as first parties, and Enterprise Irrigation District, a corporation, as second party, dated March 26, 1946, recorded August 5, 1946 in Deed Book 193 at page 346.
6. Conditions and restrictions, including the terms and provisions thereof, imposed by deed from Harvey C. Martin, et ux., to George F. Crain, et ux., dated February 10, 1955, recorded February 14, 1955 in Deed Book 272 at page 290.

STATE OF OREGON, COUNTY OF CLATSOP

Filed for record at request of Transamerica Title Inst

this 27 day of May A.D. 1975 4:35 P.M., and

duly recorded in Vol. M 75 of deeds on page 5830

4.00

By

George F. Crain
George F. Crain, Clerk