

2006

WARRANTY DEED

7119

KNOW ALL MEN BY THESE PRESENTS, That ROBERT G. CLINGMAN and
GEORGIANA CLINGMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ALLAN R. WARRIOR and KATHRYN A. WARRIOR

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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:Lot 11 in Block 12 Tract 1003 known as THIRD ADDITION TO MOYINA,
Klamath County, Oregon.

Subject, however, to the following:

1. Rules, regulations and assessment of South Suburban Sanitary District.
2. Rules, regulations and future assessments, if any, of the First Addition to Moyina Improvement District.
3. Easement, including the terms and provisions thereof, by and between P. C. Carlson and The California Oregon Power Company, a California corporation, dated March 11, 1940, recorded April 5, 1940, in Deed Volume 128, page 267, records of Klamath County, Oregon.
4. Reservations and restrictions in the dedication of Tract No. 1003, Third Addition to Moyina.

(for continuation of this deed see reverse side)

(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 except as
noted of record as of the date of this deed and those apparent upon
the land, if any, as of the date of this deed,

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 \$41,500.00

~~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 14 day of June, 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)

GEORGIANA CLINGMAN

STATE OF OREGON,)
Klamath) ss.
County of)
June 14, 1975.STATE OF OREGON, County of) ss.
June 14, 1975.

Personally appeared _____ and

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 _____

, a corporation,

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 be-
half 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)(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires Feb 27, 1979

Notary Public for Oregon

My commission expires:

Robert G. and Georgiana Clingman

STATE OF OREGON,

ss.

County of

I certify that the within instru-
ment 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.

Recording Officer

By _____

Deputy

GRANTOR'S NAME AND ADDRESS

Allan R. and Kathryn A. Warrior

GRANTEE'S NAME AND ADDRESS

After recording return to:

Barnhisel and Ganong
323 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Allan R. Warrior
c/o First Federal Savings & Loan
540 Main, Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

7120

5. Easement, including terms and provisions thereof, created by instrument recorded 6/5/67 in Book M67, page 4178 Microfilm records of Klamath County, Oregon, in favor of California Oregon Power Company.
6. Trust Deed, including the terms and provisions thereof, given by Robert G. Clingman and Marlene Clingman, husband and wife, as grantor to William Ganong Jr. as trustee, for First Federal Savings and Loan Association as beneficiary, dated December 10th, 1971, recorded December 13th, 1971 in Volume M71, page 13070, Microfilm records of Klamath County, Oregon, to secure the payment of \$28,500.00, which grantees hereby assume and agree to pay to First Federal Savings and Loan Association, the present balance of which is \$ 17,100.00 and interest paid to 5/1/75.

STATE OF OREGON,
County of Klamath
Filed for record at request of
KLAMATH COUNTY TITLE CO
on this 23rd day of June A.D. 1975
at 3:50 o'clock P.M. and do
record in Vol. M 75 DEEDS
Page 7119
Wm D. PHILIPS, County Clerk
By *Hayel Dray* Deputy
FCC #402