

#0140575 1A 38-9124

WARRANTY DEED

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JUL 1 1975

RECEIVED

10:50 am

KNOW ALL MEN BY THESE PRESENTS, That PERRY H. CHESNUT and ELIZABETH CHESNUT, husband wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDMUND O. WILLIAMS and THERESA A. WILLIAMS, 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:

A portion of Lot 3 in Block 1 of Altamont Acres more particularly described as follows:

Beginning at the NE corner of Lot 3, thence

West along the North line of said Lot 3 a distance of 102 feet; thence

South parallel with the East line of said Lot 3 a distance of 70.9 feet; thence

East parallel with the North line of said Lot 3 a distance of 102 feet; thence

North along the East line of said Lot 3 a distance of 70.9 feet to point of beginning.

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; Reservations and restrictions, including the terms and provisions thereof, as set forth in Deed from A. L. Wishard, et ux., to Arlington Ross, et al., dated August 26, 1925, recorded February 10, 1926 in Deed Volume 71 at page 184, to wit: "That they will not at any time hereafter, construct upon the lands hereinbefore described any building of any kind or description whatsoever, at a distance of less than thirty feet from Altamont Drive and that they will not construct or erect, upon lands hereinbefore described, and dwelling house which is of a value of less than Two Thousand Dollars (\$2,000.00)."

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

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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 \$13,500.00.

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 30th day of June, 1975.

Perry H. Chesnut
Perry H. Chesnut

Elizabeth A. Chesnut
Elizabeth Chesnut

STATE OF OREGON)
County of Klamath) ss.

June 30, 1975

Personally appeared the above named PERRY H. CHESNUT and ELIZABETH CHESNUT, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Gerald V. Brown
Notary Public for Oregon
My commission expires: 11-12-78

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

First Federal 2943 1st City

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STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of TRANSAMERICA TITLE INS. CO
this 1st day of JULY A. D., 1975 at 10:50 o'clock A M., and duly recorded in
Vol. M 75 of DEEDS on Page 7433

FEE \$ 4.00

WM. D. MILNE, County Clerk
W. D. Milne Deputy