

2571

WARRANTY DEED

Vol. 75 Page 7774

THIS INDENTURE WITNESSETH, That ROBERT E. MALONEY, herein called "grantor", in consideration of TEN THOUSAND AND NO/100 DOLLARS to him paid, has bargained and sold and by these presents does grant, bargain, sell and convey to MARA ALEXANDRIA MALONEY, herein called "grantee", her heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon, to-wit:

RECEIVED JUL 9 1972
4:15 pm

All of those portions of Lots 1, 2 and 3, Block 3, WEST KLAMATH FALLS ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning at a point on the northerly line of Lot 4, Block 3, West Klamath Falls Addition, distant 180 feet easterly as measured along said N. line from the NW corner of said Lot 4; thence westerly along said N. line of Lot 4 a distance of 10 feet; thence northwesterly in a straight line to a point in the westerly line of said Block 3, distant 45.1 feet southerly as measured along said W. line from the NW corner of said Lot 1; thence southerly along said W. line of Block 3 to the NW corner of said Lot 4; thence easterly along the N. boundary of Lot 4 to the point of beginning; SAVING AND EXCEPTING THEREFROM the rights reserved by Burlington Northern Inc., a Delaware corporation, in that certain deed dated July 18, 1972, and recorded August 1, 1972, in Volume M-72, Page 8495, Deed Records of Klamath County, Oregon.

SUBJECT TO: (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor. (2) Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof. (3) Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water. (4) Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose. (5) Rights of the public in that portion of said premises that may be included within the limits of any road, street or highway. (6) Easement for sewer line, including the terms and provisions thereof, from Great Northern Railway Company to City of Klamath Falls, Oregon, dated December 13, 1930, and recorded January 13, 1931, in Deed Book 93, Page 412, records of Klamath County, Oregon. (7) Reservations and restrictions contained in deed from State of Oregon, by and through its State Highway Commission, dated April 23, 1964, recorded in Volume 352, Page 633, Deed Records of Klamath County, Oregon,

(Warranty Deed - 1)

together with all tenements, hereditaments and appurtenances hereunto belonging, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, her heirs and assigns forever. Said grantor does covenant to and with said grantee, her heirs and assigns, that he is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that he and his heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$10,000.00.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of May, 1975.

Robert E. Maloney

STATE OF ~~CALIFORNIA~~ OREGON
County of KLAMATH

ss. May 16, 1975

Personally appeared the above-named ROBERT E. MALONEY, known to me to be the identical person described as grantor in the within Deed, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Robert E. Maloney

Notary Public in and for said
County and State

My commission expires May 13, 1977

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
this 9th day of JULY A. D. 1975 at 4:15 o'clock P. M., and
duly recorded in Vol. M 75, of DEEDS on Page 7774
FEE \$ 6.00

W. D. MILNE, County Clerk

By Hazel Drayton

Klamath Title
PO Box 151
11/27

(Warranty Deed - 2)