

2569

38-9247

WARRANTY DEED

Vol.

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7880

KNOW ALL MEN BY THESE PRESENTS, That JACK H. ROBERTS and KARIN W. ROBERTS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHEAL C. FARRAR and VELMA M. FARRAR, husband & 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:

Lot 102 MERRYMAN REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, IN THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Merryman Replat of vacated portion of Old Orchard Manor.

3. An easement created by instrument, including the terms and provisions thereof, dated August 19, 1950, recorded September 1, 1950, in Book 241, page 518; dated January 13, 1951, recorded January 23, 1951, Book 244, page 613, in favor of The California Oregon Power

(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 \$ 27,900.00

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 11 day of July, 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.

JACK H. ROBERTS

KARIN W. ROBERTS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

Klamath

ss.

County of July 11, 1975

Personally appeared the above named Jack H. Roberts and Karin W. Roberts

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2-3-79

STATE OF OREGON, County of _____ ss.

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Jack H. and Karin W. Roberts

GRANTOR'S NAME AND ADDRESS

Micheal C. and Velma M. Farrar

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st Natl Bk Oregon
PO Box 1936
Klamath Falls Oregon 97601

NAME, ADDRESS, ZIP

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

1st Natl Bank Oregon
PO Box 3131 Klamath Falls Oregon 97601
Portland Oregon 97201

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

ss.

County of _____

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

788

Company, a California corporation.
4. Covenants, easements and restrictions, but omitting restrictions,
if any, based on race, color, religion or national origin, imposed
by instrument, including the terms thereof, recorded February 20,
1951, in Book 245, page 361.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS CO

this 11th day of JULY 1975 at 3:45 o'clock PM, and
duly recorded in Vol. M 75 of DEEDS on Page 7880

FEE \$ 4.00

Wm D. MILNE, County Clerk

By Hazel Drazil