

2788

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ronald L. Heckenlively and Roberta H. Heckenlively, husband and wife, hereinafter called the grantor, for the consideration stated to grantor paid by Stephen C. Bowman and Cheryl C. Bowman, 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:

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway, from which the Northwestern corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East, of the Willamette Meridian, bears South 88°50 $\frac{1}{2}$ ' West along the center line of the said Morningside Lane 1435 feet and North 0°10' East along the Westerly boundary of the said Section 21, 858 feet, and running; thence North 88°50 $\frac{1}{2}$ ' East 640 feet; thence North 0°10' East 236.8 feet; thence North 89° 40' West 640 feet; thence South 0°10' West 253.4 feet to the point of beginning.

SUBJECT to reservations and restrictions of record, easements and rights of way of record and those apparent upon the land; and to restrictions contained in a deed recorded Volume 217, at Page 255, Deed Records of Klamath County Oregon, as follows: "There is reserved to the Grantors herein and to their successors in interest the perpetual right, privilege and easement of entering upon the above premises for the purpose of construction and/or maintaining irrigation and/or drainage ditches to be used to supply irrigation and/or drainage to other tracts in Morningside Gardens.

SUBJECT ALSO to liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

To Have and 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

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is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those stated above, 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 \$37,500.00.

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 15th day of July, 1975.

Ronald L. Heckenlively
Ronald L. Heckenlively

Roberta H. Heckenlively
Roberta H. Heckenlively

STATE OF OREGON }
County of Klamath } ss.

July 15, 1975.

Personally appeared the above named Ronald L. Heckenlively and Roberta H. Heckenlively, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Sandra Heckenlively
Notary Public for Oregon
My Commission expires: 4-23-77

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

FIRST FEDERAL SAVINGS & LOAN
540 MAIN ST.
KLAMATH FALLS, OREGON 97601

Rev. Robert Thomas
430 Klamath Ave
WARRANTY DEED -2- R. G. G. (Chie)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of ROBERT THOMAS ATTY
this 16th day of JULY A. D., 1975 at 3:00 o'clock P.M., and duly recorded in
Vol. M 75 of DEEDS on Page 8076

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Harold Dargatzis Deputy