

## WARRANTY DEED

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS L. PHIPPS and KAY L. PHIPPS, 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11 in Block 4 of Tract No. 1087, known as First Addition to BANYON PARK, Klamath County, Oregon.

## SUBJECT TO:

1. Reservation, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet due and payable;
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
4. Reservations, restrictions and recitals contained in that certain deed from Oregon Washington Investment Co., a corporation, to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948, and recorded October 28, 1948 in Book 226 at page 191, Deed Records of Klamath County, Oregon, omitting restrictions, if any, based on race, color, religion or national origin (covers additional property)

(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 herein stated,

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 \$ 28,000.00. However, the actual consideration consists of or includes other property of value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @; if not applicable, should be deleted. See ORS 93.430.)

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 10 day of September 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)

*Jack H. Roberts*  
*Karin W. Roberts*

STATE OF OREGON, )  
County of Klamath ) ss.  
September 10, 1975

STATE OF OREGON, County of ) ss.  
Personally appeared , 19

Personally appeared the above named JACK H. ROBERTS and KARIN W. ROBERTS husband and wife,

and 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

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

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.

(OFFICIAL SEAL)  
Susan Kay Way  
Notary Public for Oregon  
My commission expires: 6/4/97

Before me:  
Notary Public for Oregon  
My commission expires:

Mr. and Mrs. Jack H. Roberts

P.O. Box 98  
Bong, Oregon

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Thomas L. Phipps

4720 Pepperwood  
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Thomas L. Phipps

4770 Pepperwood  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Department of Veterans Affairs  
1225 Ferry Street, S. E.

Salem, Oregon 97310

NAME, ADDRESS, ZIP

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

10747

5. 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 December 23, 1974 in Book M-74 at page 16182. Note: This instrument erroneously names Banyon Park and should be corrected to read First Addition to Banyon Park).

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Kransamerica Title

this 10 day of Sept A. D., 1975 at 3:30 o'clock p.M., and duly recorded in

Vol. M 75 of deeds on Page 10746

6.00

WM. D. MILNE, County Clerk

By Carol L. Baker Deputy