

WARRANTY DEED

FERN E. RUTLEDGE, Grantor conveys and warrants to JERRY G. MOHR and TRISHA A. MOHR, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as herein specifically set forth:

Lots 9 and 10 in Block 11, ST. FRANCIS PARK, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, 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, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District;
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
5. The right is reserved to conduct water through ditches and pipes for irrigation, domestic, and drainage purposes across all streets, boulevards and lots;
6. Reservations and restrictions, set forth in deed from Geo. S. Rusco, et ux., to Harold Beasley, et ux., dated November 28, 1939, recorded December 13, 1939, in Volume 126 at page 91, Deed Records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$15,000.00.

WITNESS Grantor's hand this 10th day of October, 1975.

Fern E Rutledge

STATE OF OREGON)
County of Klamath) ss.

Personally appeared FERN E. RUTLEDGE and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/14/1977

Unless a change is requested all tax statements shall be sent to: Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

WARRANTY DEED

AFTER RECORDING RETURN TO:

Mr. and Mrs. Jerry G. Mohr

4636 Boardman
Klamath Falls
Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 13th day of OCTOBER A. D., 1975 at 10:44 o'clock A. M., and duly recorded in

Vol. M 75 of DEEDS on Page 12637

FEE \$ 3.00

WM. D. MILNE, County Clerk

By *Hazel Drayton* Deputy