01-10090 MAC 1410 FORM No. 703-WARRANTY DEED

1692

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KNOW ALL MEN BY THESE PRESENTS, That HARROLD M. MALLORY and CHRISTINE W. MALLORY, husband and wife,

, hereinafter called the grantor, for the consideration hereinafter stated,

to grantor paid by

CARRIE E. OWEN, a widow

, 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. and State of Oregon, described as follows, to-wit: situated in the County of Klamath

A parcel of land situate in Section 9, Township 39 South, Range 10 East, W.M. being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Southwest corner of Lot 4, Block 3 "Pine Grove Ranchettes" a duly platted and recorded subdivision; thence East along the southerly boundary of said subdivision, 100.00 feet to the POINT OF BEGINNING for this description: thence comeining along said southerly boundary, East 100.37 feet: thence leaving said southerly boundary, South 200.60 feet to the northerly right-of-way line of Clovis Drive: thence North 89 deg. 52'00" West along said northerly right-of-way line, 100.37 feet; thence leaving said northerly right-of-way line, North 200.37 feet to the point of beginning containing 0.46 acres, more or less.

(1) easements and rights of way of record or apparent on the land: (2) 1972-73 and subsequent taxes: (3) all contracts, statutes, regulations, water rights, proceedings, taxes and assessments relating to irrigation, drainage or reclamation which may affect said land; and (4) rules, regulations and tariffs of Mallory Enterprises Public Utility and (5) conditions and restrictions shown on the recorded plat and recorded Declaration of Conditions and Restrictions of Pine Grove Ranchettes.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said granter 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 those above stated,

warrant and forever defend the above granted 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 \$ 2,900.00

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In construing this deed and where the context so requires, the singular includes the plural

WITNESS grantor's hand this

6th day of Jahuary