

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

William Ruford Jackson
Box 116 Muldoon Okla ZIP 74948

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM RUFORD JACKSON, a married man, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD V. WEIRUM, 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 2, Block 9, Rainbow Park On the William-son, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5 in Block 1 of said Addition.

SUBJECT TO:

(1) Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.

(2) Reservations and restrictions contained in deed from The United States of America, to Ruth Allen Barfield, dated October 24, 1957, recorded November 15, 1957, in Vol. 295, page 508, Deed Records of Klamath County, Oregon, as follows: "Subject to such rights for electric transmission line purposes as The California Oregon Power Company may have under the Act of March 4, 1911 (36 Stat. 1253), as amended (43 USC Sec 961)."

(3) Reservations and restrictions contained in deed from The United States of America, Department of the Interior, to Ruth Allen Barfield, dated May 13, 1958, recorded May 15, 1958, in Volume 299, page 394, Deed Records of Klamath County, Oregon, as follows: "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record."

(4) Reservations and restrictions as set forth in the Dedication of Rainbow Park on the William-son, as follows: "A building set back line and a future public utilities easement as shown on the plat of said subdivision; Any easements or rights of way of record and any further restrictions as shown in the recorded protective covenants."

(5) Declaration of Conditions and Restrictions as set forth in document dated September 9, 1964,

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Recorded September 11, 1964, in Volume 52, page 116, Deed Book of Klamath County, Oregon.

(6) Rights of the Federal Government, the State of Oregon, and the General public in any portion of the herein described premises lying below the high water line of the Williamson River. Affects lots 2 and 3 in Block 1.

(7) All reservations, restrictions and encumbrances apparent on the land.

TO HAVE AND TO HOLD the same unto the 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 above stated) and that grantor will warrant and forever defend the same 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 \$2,200.

IN WITNESS WHEREOF, the grantor has executed this instrument this 31st day of March, 1975.

William Ruford Jackson

STATE OF Idaho
County of Sebastian ss.

Before me this 31st day of March, 1975, personally appeared the above-named WILLIAM RUFORD JACKSON and acknowledged the foregoing instrument to be his voluntary act and deed.

Phillip Jack Taylor
Notary Public for Idaho
My Commission Expires: 4-24-78

(S E A L)

After recording, return to:
Howard Weirum
405 Corona del mar, Apt 5
Santa Barbara, Ca. 93103

FILE OF GREGORY,
County of Klamath
Filed for record adversely

on this 13th day of APRIL A.D. 1976
at 9:25 of the A M, and
recorded in Vol. M 76 DEEDS
Page 5232
VIRGIL KLINE, County Clerk
By Heidi Hays Deputy
\$ 6.00

WARRANTY DEED (2)