

WARRANTY DEED

LAURENCE J. GATES, Grantor conveys and warrants to JOHN T. PATTERSON, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

The West 1/2 of Lot 42, CLOVERDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District;
3. The premises herein described are within and subject to the statutory powers, including the power of assessment of Enterprise Irrigation District;
4. Covenants, conditions, Restrictions and Easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 7, 1951, in Volume 249, page 56, Deed Records of Klamath County, Oregon.
5. Dedicate donate and convey to the public for public use forever the roads, irrigation ditches and drains, shown on Cloverdale as platted hereon.

The true and actual consideration paid for this conveyance is \$26,000.00.

WITNESS Grantor's hand this 28 day of June, 1976.

Laurence J. Gates

STATE OF OREGON)
County of Klamath) ss.

Personally appeared LAURENCE J. GATES and acknowledged the

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foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Laura Kay Gray
6/4/97

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

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. John Patterson

3633 Summers Lane
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 29th day of June A. D. 1996 at 2:38 o'clock P. M., and

duly recorded in Vol. M 76 of DEEDS on Page 9842

FEE \$6.00

Wm. D. MILNE, County Clerk

By *Hazel Drazile*

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