

24372

Warranty Deed

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This Indenture Witnesseth, That SHARON R. ELLIS,

38-11975

herein called "grantor," in consideration of NINETEEN THOUSAND AND NO/100 ----- Dollars to her paid, has bargained and sold and by these presents does grant, bargain, sell and convey to

ROGER VANDERHOFF and KATHRYN VANDERHOFF, husband and wife,

herein called "grantees," their heirs ----- and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

Lot 1, Block 1, Tract 1111
 SUBJECT TO: (1) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
 (2) Acceptance of the terms and provisions of the Reclamation Extension Act executed by Cordelia L. Ankeny, recorded October 21, 1914, in Deed Volume 42, Page 597, records of Klamath County, Oregon.
 (3) Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin,

27 JAN 19 PM 3 27

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs ----- and assigns forever. Said grantor does covenant to and with said grantees, their heirs ----- and assigns, that she is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that she and her heirs ----- and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$19,000.00.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of January, 1977.

Sharon R. Ellis

H. F. SMITH
 Attorney at Law
 540 Main Street
 Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO: Return
 ROGER and KATHRYN VANDERHOFF
 3735 Hope, Klamath Falls, Oregon 97601

STATE OF OREGON } ss. January 11, 1977
 County of KLAMATH }

Personally appeared the above-named SHARON R. ELLIS,

known to me to be the identical person described as grantor in the within Deed, and
 acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Deborah Baldwin
 NOTARY PUBLIC FOR OREGON
 My commission expires May 13, 1977

STATE OF OREGON } ss. _____, 19____
 County of KLAMATH }

Personally appeared
 who, being first duly sworn, did say that he the _____

of

and that the foregoing Deed was signed in behalf of said corporation by authority of its
 Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
 My commission expires _____

Warranty Deed

From

To

Recording Data:

STATE OF OREGON,
 County of Klamath

Filed for record at request of

TRANSAMERICA TITLE INS. CO.

on this 19th day of January A.D. 19 77

at _____ o'clock _____ P. M. and duty

performed in Vol. M 77 of DEEDS

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Wm D. MILNE, County Clerk

By *Harold [Signature]*

Fee \$ 6.00

Return to: