

2163

21691

No. 38-11805

WARRANTY DEED

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This Indenture Witnesseth, THAT ROBERT E. CHEYNE and HELEN J. CHEYNE, husband and wife,

hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto ALAN BOWKER CONSTRUCTION, INC., an Oregon Corporation, its successors

and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 40, in First Addition to Madison Park, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Any unpaid charges or assessments of Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions in the dedication of Madison Park; Reservations and restrictions in the dedication of First Addition to Madison Park; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 3,000.00

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hand^s and seal^s this 25th day of June, 19 75

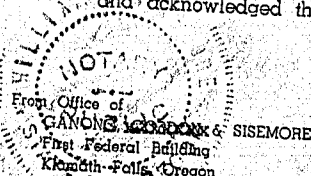
Robert E. Cheyne (SEAL)

Helen J. Cheyne (SEAL)

STATE OF OREGON, County of Klamath

Personally appeared the above named Robert E. Cheyne and Helen J. Cheyne, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

William J. Shuman

Notary Public for Oregon.

My commission expires 02/28/1978

Until a change is requested, mail all tax statements to:
Alan Bowker Construction, Inc.
1839 Kimberly
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 27th day of JANUARY 19 77, at 11:25 o'clock A. M., and recorded in book M 77 on page 1510 Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

By *W. D. Milne* County Clerk-Recorder

FEE \$ 3.00

Deputy

77 JAN 27 AM 11 25