

25358

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WARRANTY DEED

This Indenture Witnesseth, THAT H. F. JARRARD and LONA JARRARD, 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 LAURENCE R. SHOGREN, a single man,

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

The North half of Lot 12 and the South half of the South half of Lot 13, Block 2 of Second Addition to Altamont Acres, as shown by the official plat of record now on file in the records of Klamath County, Oregon.

Subject to: Real property taxes for fiscal year commencing July 1, 1968, which are now a lien but not yet payable; Reservations contained in deed dated August 9, 1938, recorded August 25, 1938, on page 305 of Vol. 117 of Deeds, records of Klamath County, Oregon, as follows: "excepting rights of way if any heretofore conveyed to the United States for canals, ditches or laterals for irrigation or drainage, and maintenance charges or liens for water or drainage of the Klamath Irrigation District, the right is hereby reserved to enter upon, construct and maintain irrigation ditches for the purpose of conveying irrigation water along the proper lines of the above described property."; and to lien for improvement of Bisbee Street, which said lien grantees assume and agree to pay.

The true and actual consideration for this transfer is \$5,000.00 being: plus lien for improvement of Bisbee Street

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, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except these 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 hands and seals this 30th day of July, 1968.

(SEAL) *H. F. Jarrard* (SEAL)
(SEAL) *Lona Jarrard* (SEAL)

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named H. F. Jarrard and Lona Jarrard, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:
Ernest F. Gordon
Notary Public for Oregon.
My commission expires 5-15-72

STATE OF OREGON,)
County of KLAMATH) ss.
I certify that the within instrument was received for record on the 25th day of FEBRUARY, 1977, at 2:48 o'clock P. M., and recorded in book M 77 on page 3347 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk-Recorder.
Alfred Drazic
Deputy

FEE \$ 3.00

*Copy to
Berit L. Shogren
1101 Baker
City
Ret - Lawrence R. Shogren
3144 Denver
City*

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oh 3rd