

1-1-74 33101

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
GRACE E. GARLAND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
THOMAS MARION POWELL AND PATSY GRACE POWELL husband and wife, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
Lots 1, 2, 3, 4, and 5, Block 2, RAINBOW PARK ON THE WILLIAMSON,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.
TOGETHER WITH an undivided 5/68th interest in Lots 4 and 5, Block 1.

SUBJECT TO: Public Rights in Williamson River; Easements and rights of way
of record; Reservations, restrictions and conditions shown on the plat and
in the dedication of RAINBOW PARK ON THE WILLIAMSON; and to Declaration of
Conditions and Restrictions dated September 9, 1964 and recorded September
11, 1964 in Vol. 356 at page 1:6 of Klamath County, Oregon, Deed Records,
which said Conditions and Restrictions vendees take subject to and covenant
and agree to fully observe, perform and comply with and which shall be
appurtenant to and run with the premises herein sold,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said 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 a mortgage securing an indebtedness in the original amount
of \$8,000.00 now of record.

and that
grantor will warrant and forever defend the said 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 \$10.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of July, 1977;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

Grace E. Garland

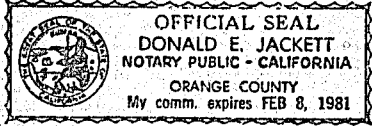
STATE OF CALIFORNIA
COUNTY OF Orange } SS.
On July 25, 1977
the undersigned, a Notary Public in and for said County and State,
personally appeared Grace E. Garland

to be the person whose name is subscribed to the
within instrument and acknowledged that she executed the
same.

Donald E. Jackett



FOR NOTARY SEAL OR STAMP



Grace E. Garland
P.O. Box 308
Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Thomas M. Powell
227 Spinnaker
Orange, Ca. 92668

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Thomas M. Powell
227 Spinnaker
Orange, Ca. 92668

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Thomas M. Powell
227 Spinnaker
Orange, Ca. 92668

NAME, ADDRESS, ZIP

STATE OF OREGON, } SS.

County of Klamath
I certify that the within instru-
ment was received for record on the
27th day of JULY, 1977,
at 11:57 o'clock AM, and recorded
in book M77 on page 13407 or as
file/reel number 33101,
Record of Deeds of said county.

SPACE RESERVED
FOR
RECORDER'S USE

Witness my hand and seal of
County affixed.

WM. D. MILNE
Recording Officer
By Hazel W. Milne Deputy

FEE \$ 3.00