

33125

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HENLEY LAND COMPANY, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul E. Felkins and Hazel L. Felkins, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 27 in Block 1 of Tract No. 1085, COUNTRY GREEN

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions thereof, dated March 3, 1932, recorded March 18, 1932 in Book: 97 at Page: 155 in favor of California Oregon Power Co. for power lines.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) continued on reverse

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 those stated above

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 \$4,950.00. 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 27 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.

(If executed by a corporation, affix corporate seal)

Henley Land Company, Inc.

By: *Wm. T. McGaughey*  
Attorney in Fact

STATE OF OREGON,

County of \_\_\_\_\_, 19\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.

July 27, 1977

Personally appeared William T. McGaughey and

who, being duly sworn, each for himself and not one for the other, did say that the former is the attorney in fact President and that the latter is the for Henley Land Co. Inc. Secretary of

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

*Martha L. Loda*  
Notary Public for Oregon

My commission expires: 7-21-81

(OFFICIAL SEAL)

Henley Land Co., Inc.

P.O. Box 1886

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Paul Felkins

7106 Ruth Court

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Paul Felkins

7106 Ruth Court

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Oregon Telco Credit Union

2121 S.W. 4th Ave.

Portland, OR 97201

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 27th day of JULY, 1977, at 3:35 o'clock P.M., and recorded in book M77 on page 13450 or as file/reel number 33125.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

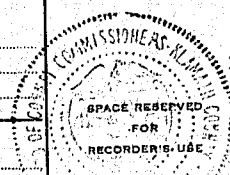
INDEXED

WM. D. MILNE

D

By *Pat McGaughey* Recording Officer Deputy

FEE \$ 3.00





Continued from reverse side...

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4. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "There will be a \$51.00 connection fee for water."
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 30, 1974 in Book M-74 at Page 9272 and Amended June 30, 1975 in Book M-75 at Page 7360.
6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Country Green.
7. Taxes for 1977-78 are now a lien, but not yet payable.

THIS INSTRUMENT IS BEING RECORDED TO INCLUDE THE SECOND PAGE.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Trans. Title Ins. Co.  
this 1st day of August A. D. 19 77 at 2:17 clock P. M.,  
duly recorded in Vol. M 77, of Deeds on Page 13712  
Fee \$6.00  
W. D. MILNE County Clerk  
*Hazel Gray*