

#0141427 TA 38-13746

WARRANTY DEED

39878

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This Indenture Witnesseth, THAT HARRY C. MASTERSON and ANNA MASTERSON, 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 THOMAS K. O'KELLEY, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 6, 7, 8 and the Westerly 10 feet of Lot 5, in Block 11 of ST. FRANCIS PARK, Klamath County, Oregon.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; 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; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded July 15, 1948, in Book 222, page 493 (affects Lot 5); Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded December 18, 1937 in Book 113 at page 409 (affects Lots 6, 7 and 8); Reservations, including the terms and provisions thereof, as set forth in Warranty Deed recorded Sept. 17, 1948 in Book 225 at page 143, Deed Records (affects Lot 5); Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 51,500.00

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, 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 owner 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 hands and seals this 28th day of November, 1977

(SEAL)

Harry C. Masterson

(SEAL)

(SEAL)

Anna Masterson

(SEAL)

STATE OF OREGON, County of Klamath, ss. November 29, 1977.
Personally appeared the above named Harry C. Masterson and Anna Masterson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Ronald V. Brown

Notary Public for Oregon.

My commission expires 11-12-78

After recording return to:

STATE OF OREGON,

County of Klamath

ss.

Until a change is requested, all tax statements shall be sent to the following name and address:

Klamath First Fed. Savings & Loan Assn.
2943 So. Sixth Street
Klamath Falls, Oregon 97601

I certify that the within instrument was received for record on the 2nd day of DECEMBER 1977, at 3:29 o'clock PM, and recorded in book 23413 on page 23413 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By Bernetha J. Retsch

FEE \$ 3.00

Deputy

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601