

1-1-74

41639

WARRANTY DEED

Vol. 18 Page 754KNOW ALL MEN BY THESE PRESENTS, That Dave E. Howard and Cathleen A.Howard, husband and wife,hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carolyn L. Rogers

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 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 4 of Tract No. 1007 WINCHESTER, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement (for continuation of this document see reverse side of this deed)

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 32,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 11 day of January, 1978; 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)

Dave E. Howard

Cathleen A. Howard

STATE OF OREGON,

County of KlamathJanuary 11, 1978

Personally appeared the above named Dave E. Howard and Cathleen A. Howard, husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-3-79STATE OF OREGON, County of Klamath, ss.January 11, 1978

Personally appeared Dave E. Howard and Cathleen A. Howard, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the day of January, 1978, at 10 o'clock AM, and recorded in book 18 or page 754, or as file/reel number 18-754

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By Carolyn L. Rogers Deputy

After recording return to:

First National Bank of Oregon
P.O. Box 1231
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Carolyn L. Rogers
4624 Memorial Lane
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

107

755

District.

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winchester.

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 : September 21, 1970 Book: M-70 Page: 8316

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record ~~BY REQUEST OF~~

this 12th day of January A. D. 1978 at 10:45 A. M., and

fully recorded in Vol. N78, of Deeds on Page 754.

Wm. D. MILNE, County Clerk

By *Burton J. Getch*

Fee \$6.00

