

51856

WARRANTY DEED

Vol. 78 Page 15434

KNOW ALL MEN BY THESE PRESENTS, That Bobby B. Ross and Dorothea F. Ross, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harold W. Dearborn, Grace E. Dearborn, Luther H. Dearborn, and its successors, dba Gearborn Development Co., a partnership, 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:

All of Lots 10, 11, 12, 13, 14, 15 and 16 and the Westerly 99.85 feet of the Easterly 199.7 feet of Lots 17 and 18 in Block 5 of THIRD ADDITION TO ALTAMONT ACRES, 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. Reservations, including the terms and provisions thereof, as set forth in deed recorded March 30, 1965 in Book 360 at page 379, Deed Records, for construction and maintenance of ditches, canals and pipelines for diverting and delivering water for irrigation to adjoining property.
4. Unrecorded Contract of Sale dated August 13, 1969 including the terms and provisions thereof, executed by Bobby B. Ross and Dorothea F. Ross, husband and wife, Vendeas, to George Gheiler and Helen B. Gheiler, (for continuation of this legal description see reverse side)

(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 \$ 38,000.00

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 ①, 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 2 day of April, 1975; 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)

Bobby B. Ross
Bobby B. RossDorothea F. Ross
Dorothea F. Ross

STATE OF OREGON,

County of Klamath

April 2, 1975.

STATE OF OREGON, County of

19

Personally appeared

and

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

a corporation, 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-12-77

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLA First Fed
540 Main

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/serial number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

husband and wife, Vendors, escrowed at Western Bank, Klamath Falls, Oregon, escrow number 1792, which said Contract Harold W. Dearborn, Grace E. Dearborn, Luther H. Dearborn, and its successors, dba Dearborn Development Co., do not assume and agree to pay, and Bobby B. Ross and Dorothea F. Ross covenant and agree to hold them harmless therefrom.

STATE OF OREGON, COUNTY OF KLAMATH; ss.
I, T. and America Title Co.,
do hereby certify that the foregoing instrument was filed for record at request of
the 18th day of July, A.D. 1978 at 10:30 clock A.M. and

is recorded in Vol. M78, of Deeds, on Page 15434.
We D. MILNE, County Clerk
By *Birchard H. Hirsch*

Fee \$6.00

00,000.00

April

Birchard H. Hirsch
Dorothea F. Ross

Bobby B. Ross and Dorothea F. Ross
do hereby certify that the foregoing instrument was filed for record at request of