

53092

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM B. HUNT and YLARIA C. HUNT, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by HELEN E. POTTS, hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee, her heirs 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 23, Sportsman Park, Klamath County, Oregon.

SUBJECT TO:

(1) Ten foot building set back line, and reservation of easement for utilities over rear of lot, including the terms and provisions thereof, as set forth in Dedication of Plat of Sportsman Park.

(2) An easement created by instrument, including the terms and provisions thereof, dated October 31, 1955, recorded November 3, 1955, in Book 297, page 5, in favor of California Oregon Power Company for transmission and distribution of electricity.

(3) Agreement with California Oregon Power Company for control of water level of Upper Klamath Lake, including the terms and provisions thereof, recorded February 15, 1924, in Book 63 at page 460.

(4) Reservations, restrictions or easements of record and those apparent on the land.

TO HAVE AND TO HOLD the same unto the said grantee, her heirs and assigns forever.

And said grantors hereby covenant to and with said grantee, her heirs and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances (except as noted above) and that grantors will warrant and forever defend the above-granted 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 \$21,200.00.

WITNESS grantors' hands this 30th day of September, 1975.

STATE OF OREGON)
County of Klamath) ss.

William B Hunt
Ylaria C Hunt

Before me this 30th day of September, 1975, personally

WARRANTY DEED (1)

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appeared the above-named WILLIAM B. HUNT and YLARIA C. HUNT,
husband and wife, and acknowledged the foregoing instrument to
be their voluntary act and deed.

(S E A L)

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-21-77

Helen Potts
4434 Peck Drive
KFO

Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Helen Potts
this 9th day of August A. D. 19 78 at 11:42 o'clock A., and
duly recorded in Vol. M78, of Deeds on Page 17461

Wm D. MILNE, County Clerk
By *Bernetha Shelton*
Fee \$6.00