

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Samuel D. Anderson and Alice C. Anderson, husband and wife to grantor paid by Lydia E. Rodrigues, hereinafter called the grantor, for the consideration hereinafter stated,

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:
The North 60' of Lot 21, CASITAS, 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. The Grantor herein reserves an easement for sewer and maintenance purposes over the easterly portion of subject property as now existing.

(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;

grantor 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 \$4,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 27th day of February 1973.

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Samuel D. Anderson and Alice C. Anderson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Helen D. Guckner
Notary Public for Oregon
My commission expires 11/25/76

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, or amended by the 1967 Special Session.

WARRANTY DEED

TO
AFTER RECORDING RETURN TO
CERTIFIED MORTGAGE CO.
925 KLAMATH AVENUE
KLAMATH FALLS, OREGON 97601

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON
County of Klamath } ss.
I certify that the within instrument was received for record on the 24th day of November, 1978, at 2:07 o'clock P.M., and recorded in book M78 on page 26580 or as filing fee number 58876, Record of Deeds of said County.
Witness my hand and seal of County affixed.
Wm. D. Milne
County Clerk
By Bernetha Shelsch Title Deputy
Fee \$3.00