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Vol. 79 Page 12717

WARRANTY DEED

This Indenture Witnesseth, THAT RICHARD F. ANDERSON and KAREN K. ANDERSON,

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 C. DICKERT,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 4, Block 105, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, EXCEPTING THEREFROM that portion lying within The Dalles-California Highway right of way.

Subject to: 1969-70 real property taxes which are now a lien but not yet payable; and to reservations and restrictions in deed from Klamath Falls Land and Transportation Company to R. J. Sheets, dated Jan. 2, 1908, recorded Mar. 7, 1910, in Vol. 28 at page 397, Klamath County Deed Records; and to Access Restrictions, including the terms and provisions thereof, as set forth in deed from Don F. Nolan, et ux, and Robert A. Moore, et ux, to State of Oregon, by and through its State Highway Commission, dated Feb. 6, 1957, recorded Feb. 15, 1957, in Vol. 289, page 611, Deed Records of Klamath County, Oregon; and Denial of Access to relocated The Dalles-California Highway as disclosed by judgment dated Dec. 26, 1959 and entered in Vol. 81 at page 366 of the Journal of the Circuit Court of the State of Oregon for Klamath County.

The true and actual consideration for this transfer is \$6,500.00 being

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 owners 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 9th day of September, 1969.

(SEAL)

Richard F. Anderson (SEAL)

(SEAL)

Karen K. Anderson (SEAL)

STATE OF OREGON, County of Klamath) ss. September 17, 1969
Personally appeared the above named Richard F. Anderson and Karen K. Anderson, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]

Notary Public for Oregon.

My commission expires MY COMMISSION EXPIRES JUNE 11, 1971

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of June 19, 70 at 11:35 o'clock AM, and recorded in book 1270 on page 12717 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By D. Milne

By Berntha J. Leisch County Clerk-Recorder.
Deputy

Fee \$3.00