

53340

WARRANTY DEED

SALVADOR M. AVALOS and PATRICIA J. AVALOS, husband and wife, Grantors convey and warrant to RICHARD G. GROW and BARBARA GROW, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

The N 1/2 N 1/2 NE 1/4 of Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways;

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Horsefly Irrigation District;

4. Reservations as contained in Deed recorded in Volume 32, page 142, Records of Klamath County, Oregon, as follows: "subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

The true and actual consideration paid for this conveyance is \$18,000.00.

WITNESS Grantors' hands this 11th day of December 1978.

Salvador M. Avalos
SALVADOR M. AVALOS

Patricia J. Avalos
PATRICIA J. AVALOS

STATE OF CALIFORNIA)
) ss.
County of Contra Costa

7401

Personally appeared SALVADOR M. AVALOS and PATRICIA J. AVALOS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Marjorie Cone
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: _____

Unless a change is requested
all future tax statements shall be
sent to: Mr. and Mrs. Richard G. Grow
6409 Palomino Court
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Mr. and Mrs. Richard G. Grow
6409 Palomino Court
Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 18th day of April A. D. 1980 at 3:59 o'clock P.M., of

duly recorded in Vol. M80, of Deeds on Page 7400

Wm D. MILNE, County Clerk

Fee \$7.00

By: Kenneth Heltsch

WARRANTY DEED, PAGE TWO.