

Until a change is requested, all tax statements shall be sent to the following address: Mr. & Mrs. Stephen Ward, 4367 Austin St., Klamath Falls, Oregon 97601 Vol. 178 Page 4367

WARRANTY DEED

JOHN EVERETT LEE WARD and LYNETTE JUNE WARD, husband and wife, hereinafter referred to as Grantor, do hereby grant, bargain, sell and convey unto STEPHEN LEE WARD and SHARON LEIGH WARD, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

lot 65, Casitas, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

(2) Rules, regulations and assessments of South Suburban Sanitary District. (3) Reservations, rights and easements as shown on the plat and in the dedication of Casitas.

(4) Reservations and recitals, including the terms and provisions thereof, by and between R. E. Wright and Alice V. Wright, husband and wife, dated March 31, 1945, recorded August 2, 1948, in Volume 223, page 301, Deed Records of Klamath County, Oregon.

(5) Subject to the perpetual right and easement to construct, operate and maintain drainage and/or irrigation ditches along the across said real property for the benefit of such other lots as set forth in Deed Volume 274, page 401; Volume 317, page 37; Volume 284, page 30; and Volume 223, page 301, Records of Klamath County, Oregon.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$7,435.00.

In Witness Whereof, the Grantors have executed this instrument this 27th day of September, 1980.

John Everett Lee Ward
John Everett Lee Ward

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Lynette June Ward
Lynette June Ward

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 21st day of August, 1980,
personally appeared the above-named JOHN EVERETT LEE WARD and
LYNETTE JUNE WARD, husband and wife, and acknowledged the fore-
going instrument to be their voluntary act and deed.



Michael L. Brant
Notary Public for Oregon
My Commission Expires: 1-21-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 22nd day of August A. D. 19 80 at 9:14 o'clock A M., on

fully recorded in Vol. M80, of Deeds on Page 15883

Wm D. MILNE, County Clerk
By Bernetha A. Letsch

KCKT

Fee \$7.00