

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that JOHN C. PEDERSEN and SHIRLEY A. PEDERSEN, husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors, paid by JOHN R. ROBERTS and VIRGINIA A. ROBERTS, husband and wife, hereinafter called Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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 half of Lot 6 in Block 3 of Altamont Acres, according to the Official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

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

2. Liens and assessments of Klamath Project and the Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith;

3. Rules and regulations of South Suburban Sanitary District;

4. Trust Deed, including the terms and provisions thereof given by Arthur E. Frakes and Mary E. Frakes, husband and wife, as grantors, to Oregon Title Insurance Co., as Trustee, for the First National Bank of Oregon, Portland, as beneficiary, dated June 10, 1965, recorded June 10, 1965, Mortgage Vol. 231, page 50, records of Klamath County, Oregon to secure the payment of \$5,400.00, which trust deed Grantees assume and agree to pay in accordance with the terms and provisions thereof.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth, and that

1 Grantors will warrant and forever defend the above granted premises
 2 and every part and parcel thereof against the lawful claims and
 3 demands of all persons whomsoever, except those claiming under the
 4 above described encumbrances.

5 The true and actual consideration paid for this transfer
 6 stated in terms of dollars is the sum of Nine Thousand Seven
 7 Hundred Fifty and no/100 Dollars (\$9,750.00).

8 WITNESS Grantors' hands this 31st day of December, 1970.

9
 10 John C. Pedersen
 11 Shirley A. Pedersen
 12 STATE OF OREGON)
 13) ss.
 14 County of Klamath)

15 On this 31st day of December, 1970, personally appeared
 16 before me the above named JOHN C. PEDERSEN and SHIRLEY A. PEDERSEN,
 17 husband and wife, and acknowledged the foregoing instrument to
 18 be their voluntary act and deed.

19 Carolyn D. Voss
 20 Notary Public for Oregon
 21 My Commission Expires:

22 January 9, 1973

23 STATE OF OREGON; COUNTY OF KLAMATH; ss.

24 led for record at request of John Roberts

25 his 5th day of January A. D. 1981 at 3:28 clock P. M., and

26 duly recorded in Vol. M81, of Deeds on Page 150

27 Fee \$7.00

28 Wm D. MILNE, County Clk

29 Berntha H. Letcher

30 John R. Roberts
 31 2837 Attainment Dr.
 32 K. Falls, Or