

12519

WARRANTY DEED

This Indenture Witnesseth, T/A #M-38-24648-2 Vol. M82 Page 7149

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 WILLARD N. JESSUP,

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

Lots 39 and 40 in Block 8 of ST. FRANCIS PARK, Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Contract and/or lien for irrigation and/or drainage; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations, building restrictions, rights, conditions and easements as shown on the Plat and in the Dedication of St. Francis Park, omitting restrictions herein, if any, based on race, color, religion or national origin; Reservations as shown in deed recorded September 13, 1940, in Book 132, page 31 of Deed Records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin; Trust Deed, including the terms and provisions thereof, dated November 22, 1968, recorded November 26, 1968, in M-68 at page 10423, executed by grantors to Transamerica Title Insurance Company, trustee for beneficiary, First National Bank of Oregon, which said Trust Deed grantee hereby expressly assumes and agrees to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$12,750.00 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, this 30th day of April, 1970, they have hereunto set their hands and seals

(SEAL) Clovis C. McElyea (SEAL)
(SEAL) Mignon McElyea (SEAL)
STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Clovis C. McElyea and Mignon McElyea, husband and wife, April 30, 1970
and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

Wilma Matthews
Notary Public for Oregon.
My commission expires Feb 23 1974

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 9 day of June, 1982, at 11:01 o'clock A.M., and recorded in book M. 82 on page 7149 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Joyce McElyea County Clerk-Recorder.

Fee \$4.00

Deputy

Return To:
Mr. Willard N. Jessup
Rt. 2, Box 52
Bonanza, OR 97623