

This Indenture Witnesseth, THAT EMILEE ANN MONTGOMERY,

1283 338

has bargained and sold, and by these presents do ^{as} grant, bargain, sell and convey unto
WILLIAM R. GARDNER, JR.,
his heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

Lot 68, CLOVERDALE.

SUBJECT TO: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

Ret
KFFS
540 Mar
K.J.

The true and actual consideration for this transfer is \$ 35,000.00 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 grantor does hereby covenant to and with the said grantee, his heirs and assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal
this 23d day of December 19 82.

(SEAL) Emilee Ann Montgomery (SEAL)

(SEAL) by Stephen Anthony Montgomery
her attorney in fact

STATE OF OREGON,

County of Klamath

ss.

ss. December 19 82
Emilee Ann Montgomery

On this the 30th day of December, 19 82, personally appeared
Stephen Anthony Montgomery
who, being duly sworn (or affirmed), did say that he is the attorney in fact for
Emilee Ann Montgomery
and
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me

(Official Seal)

Signature

Notary Public for Oregon

(Title of Officer)

Following name and address:

My Commission Expires 11-1-2004 of Deeds of said County.

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

7 day of Jan A.D., 19 83 at 10:55 o'clock A.M., and duly recorded in

Vol M83 of Deeds on page 338.

EVELYN BIEHN
COUNTY CLERK

Fee \$ 4.00

By [Signature] deputy