

09-12562

KCT K-36726

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33845

-WARRANTY DEED-

MELVIN L. STEWART, also known as MELVIN STEWART, and MARY LOU STEWART, husband and wife, Grantors, convey and warrant to BETTY J. BRAGG, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 2 and the Westerly 15 feet of Lot 3, GRACE PARK, in the County of Klamath, State of Oregon

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls; (2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; (3) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; (4) An easement created by instrument, including the terms and provisions thereof dated May 13, 1943, recorded May 18, 1943 in Book 155, page 304, in favor of California Oregon Power Company for transmission and distribution of electricity; (5) Reservations and restrictions, including the terms and provisions thereof, contained in Deed from Marius Petersen, et ux., to Oscar Petersen, et ux., dated June 29, 1953, recorded December 3, 1953 in Book 264 at page 292, Deed Records; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Eighty Thousand and No/100ths (\$80,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Betty Bragg, c/o Klamath First Federal, 540 Main St., Klamath Falls, Oregon 97601

DATED this 10th day of January, 1979.

STATE OF OREGON)
County of Klamath) ss. January 10, 1979.

Personally appeared the above-named MELVIN L. STEWART, also known as MELVIN STEWART, and MARY LOU STEWART, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.

Harlene J. Adair
Notary Public for Oregon
My Commission expires: 3-22-81

PAID

JAN 4 1984
WILLAMETTE S & L
Randy Stapleton
Contract Collection

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record ..

this 24th day of Feb. A.D. 1984 at 9:21 o'clock A.M., and
duly recorded in Vol. MS4 of Deeds on Page 2918

Fee: \$4.00

By *Evelyn Biehn*
EVELYN BIEHN, County Clerk

12 6 JAN 24 1984