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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That KENNETH C. TEMPLAR and ROSE MARIE TEMPLAR, husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors paid by ELDON W. FEHLHABER, hereinafter Called Grantee, do hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, 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, to-wit:

Lot 7 in Block 1 of Altamont Acres, according to the official plat thereof on file in the office of the county clerk, Klamath County, Oregon, saving and excepting any portion thereof lying within the right of way of Bisbee Street.

SUBJECT TO: 1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Rules, regulations, contracts, easements, water and irrigation rights and liens and assessments in connection with Klamath Project and Klamath Irrigation District;
3. Rules, regulations and assessments of South Suburban Sanitary District;
4. Reservations and restrictions contained in deed from A. L. Wishard and Erma M. Wishard to Wm. Spiker and Isabella Spiker, dated October 8, 1925, recorded October 21, 1925, Deed Vol. 67, page 521, records of Klamath County, Oregon, as follows: "... and the said Wm. Spiker and Isabella Spiker, for themselves, their heirs, executors, administrators and assigns, do hereby covenant and agree to and with the said A. L. Wishard and Erma M. Wishard, their heirs, executors, administrators, and assigns as follows, to-wit: That they will not at any time thereafter construct upon the lands hereinbefore described, any buildings of any kind or description whatsoever at a distance of less than twenty feet from 3rd street and that they will not construct or erect upon the lands hereinbefore described any dwelling house which is of value of less than two thousand dollars. And the right to enter upon and construct irrigation ditches and divert irrigation water along the property lines of the property hereinbefore described is hereby reserved."
5. Lien for the improvement of Bisbee Street, County Improvement No. 59, docketed February 25, 1966, payable in semi-annual installments of \$23.35, which improvement lien Grantee assumes and agrees to pay in accordance with the terms and provisions thereof.

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

And said Grantors hereby covenant to and with said

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1 Grantee and Grantee's heirs, successors and assigns, that
2 Grantors are lawfully seized in fee simple of the above granted
3 premises, free from all encumbrances except as herein set forth,
4 and that Grantors will warrant and forever defend the above
5 granted premises and every part and parcel thereof against the
6 lawful claims and demands of all persons whomsoever, except those
7 claiming under the above described encumbrances.

8 The true and actual consideration paid for this
9 transfer stated in terms of dollars is the sum of Eleven Thousand
10 and no/100 Dollars (\$11,000.00).

11 WITNESS Grantors' hands this 20th day of March, 1971.

12 Kenneth C. Templar
13 Rose Marie Templar

14 TEXAS
15 STATE OF ~~OREGON~~)
16 Bexar) ss.
17 County of ~~CLATSOP~~)

18 On this 20 day of March, 1971, personally appeared
19 before me the within named KENNETH C. TEMPLAR and ROSE MARIE
20 TEMPLAR, husband and wife, and acknowledged the foregoing instru-
21 ment to be their voluntary act and deed.

22 Raymond L. Smith
23 Notary Public for Oregon, Texas
24 My Commission Expires: 7/1/72

25 After Recording send to
26 Eldon T. Lohman
27 Box 51
28 Wymore, NB, 68466

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ October _____ A.D., 19 85 at 9:21 o'clock A M., and duly recorded in Vol. M85
of _____ Deeds on Page 17115

FEE \$9.00

Evelyn Biehn,

By

County Clerk

Raymond L. Smith