

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THOMAS HAMILTON and EDWARD ZAROSINSKI, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by ELAINE STAATS, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the 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:

The Northerly 50 feet of the Southerly 100 feet of Lot 7, Block 8, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet deeded to Klamath County by instrument recorded July 22, 1965 in Volume M65, page 216, Microfilm Records of Klamath County.

Subject to the following:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservations and restrictions as shown in Deed from C.C. Lewis and Caroline M. Lewis, husband and wife, to Russell L. Mingo and Isabella Mingo, husband and wife, recorded August 2, 1939 in Volume 123, page 547, Deed Records of Klamath County, Oregon, and to Robert Stears and Velma Stears, husband and wife dated August 26, 1937 and recorded October 31, 1941 in Volume 142, page 212, Deed Records of Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever defend the said premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,000.00. In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

5982

In Witness Whereof, the Grantors have executed
this instrument this 8th day of June, 1983.

Thomas R. Hamilton
THOMAS HAMILTON

Edward Zarosinski
EDWARD ZAROSINSKI

STATE OF OREGON)
County of Klamath) ss.

June 9, 1983.

Personally appeared the above named Thomas Hamilton and Edward Zarosinski and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kristi L. Garrison
NOTARY PUBLIC for Oregon
My Commission expires: 6/19/83

Grantor's name and address:

Thomas Hamilton
Edward Zarosinski

Grantee's name and address:

Elaine Staats & Louis A. Roggensees

1810 Fargo St.
Klamath Falls, OR 97603

After recording return to:

Elaine & Louis A. Roggensees
1810 Fargo St.
Klamath Falls, OR 97603

Mail tax statements to:

Elaine & Louise A. Roggensees
1810 Fargo St.
Klamath Falls, OR 97603

STATE OF OREGON)
County of Klamath) ss.

for
recorder's
use

I certify that the within instrument
was received for record on the 10th day of
April, 1986, at 1:55
o'clock P.M., and recorded in
book/reel/volume No. M86 on page 5981 or
as document/fee/file/ instrument/microfilm
No. 60088 Record of Deeds of said county.

Evelyn Biehn, Klamath County Clerk
Name Title

By

Pam Smith

Fee: \$14.00