

60147

WARRANTY DEED

Vol. 184 Page 6169

KNOW ALL MEN BY THESE PRESENTS, That WALTER LESTER ANDERSON and KATHLEEN CECILE ANDERSON, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by CHARLES B. GRAY, a single man, hereinafter called the 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 theretunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5 in Block 2 KELENE GARDENS, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Taxes for the year 1971-72 paid in the amount of \$110.87, reduced by reason of Veterans Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied. (CODE: 41 MAP 390)-1511 TL 2400).
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Kelene Gardens.

WARRANTY DEED, PAGE ONE.

*After recording
Charles B. Gray
3850 Kellogg St
Klamath Falls, OR
97602*

6170

6. Conditions and restrictions but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded October 14, 1959 in Book 316 at page 445, Deed Records.

7. Mortgage, including the terms and provisions thereof, dated July 2, 1971, recorded July 19, 1971, in Book M-71 at page 7580, Microfilm Records, given to secure the payment of \$12,500.00, with interest thereon and such future advances as may be provided therein, executed by Walter Lester Anderson and Kathleen Cecile Anderson, husband and wife, to the State of Oregon, represented and acting by the Director of Veteran's Affairs.

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 Grantee and Grantee's heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that Grantors will warrant and forever defend the above granted 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 \$15,750.00.

WITNESS Grantors hands this 19th day of August, 1972.

Walter Lester Anderson
Kathleen Cecile Anderson

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named WALTER LESTER ANDERSON and KATHLEEN CECILE ANDERSON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 19th day of August, 1972.



OFFICIAL SEAL
DELLA L. HARMS
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY

My Commission Expires March 11, 1975

NOTARILY SIGNED, PAGE TWO

Della L. Harms
NOTARY PUBLIC FOR OREGON
My Commission expires: 3-11-75

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 11th day
of April A.D., 19 86 at 2:48 o'clock P M., and duly recorded in Vol. M86
of _____ of Deeds on Page 6169

Evelyn Biehn, County Clerk
By [Signature]

FEE \$14.00

Ret: Charles Grant
3850 Hedley Ln, H10
97603 -