(7) ទ WARRANTY DEED

JAMES H. PATTON and

67675

KNOW ALL MEN BY THESE PRESENTS That ......

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS R. HOLM and SUZANNE L. DOWN as parties of interest in CD&H Enterprises, hereinafter called

the grantee, does 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 and State of Oregon, described as follows, to-wit:

Lot E, Subdivision of Enterprise Tract No. 24, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northerly 60 feet and the Westerly 150 feet of the Southerly 85.44 feet.

Subject, however, to the following:

- 1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in
- Rules, regulations, and assessments of South Suburban Sanitary District.
  Reservations and restrictions in deed from Frank Ira White and Lillian E. White, husband and wife, to G. B. Chambers and Lucy Chambers, husband and wife, dated June 16, 1938, recorded June 16, 1938, recorded June 16, 1938, recorded June 12, in Deed Volume 138 page 453 records of Klamath County, Oregon, as "This conveyance with the town to existing contracts with the lover

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that And said granter hereby covenants to and with said 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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

grantor will warrant and forever 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

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.

In Witness Whereof, the grantor has executed this instrument this 25 day of January , 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly, authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, Klamath County of Alamary

Personally appeared the above named James H. Patton and William C. Ransom

end acknowledged the foregoing instrument to be CITA voluntary act and deed.

(OFFICIAL S. Michael SEAL) AL)

Alvotary Public for Oregon

My commission expires: 12-22-87 My commission expires:

STATE OF OREGON, County of.....

Personally appeared .... .....who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of .....

and that the seal attixed to the toregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL

Notary Public for Oregon

SPACE RESERVED

FOR

RECORDER'S USE

SEAL)

James H. Patton and William C. Ransom

GRANTOR'S NAME AND ADDRESS

Thomas R. Holm Suzanne L. Down

GRANTEE'S NAME AND ADDRESS After recording return to:

Michael C. Miller 210 North Fourth Street Klamath Falls OR

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of .....

I certify that the within instrument was received for record on the ...day of . ...... 19...... ...o'glock.....M., and recorded

in book reel/volume No.....on page..... ...or as document/fee/file/ instrument/microtilm No.

Record of Deeds of said county.

Witness my hand and seal of ounty affixed.

	_
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NAME	
NAME	7171.#

CITY OR COUNTY PLANNING DEPARTMENT TO VERIEY APPROVED USES. THIS INSTRUMENT DOES NOT CUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE CITY OR COUNTY PLANNING DEPARTMENT TO VERIEY APPROVED 11922

4. Reservations and restrictions contained in deed from Rookstool and Alter, a partnership consisting of Lester Rookstool and Martin D. Alter, to Wayne H. Horton, recorded November 17, 1977, in Deed Volume M77 page 22415, records of Klamath County, Oregon. lot from North to South near the Eastern and Western boundaries thereof." and drainage ditches along or across said land for the use and benefit of other land in the Klamath Irrigation District, and specifically that irrigation ditches shall be permanently maintained across said lot from North to South near the Eastern and Western boundaries thereof drainage; also subject to right of way for irrigation ditch for irrigation and drainage; also subject to right of way for irrigation and drainage; also subject to right of way for irrigation and drainage ditches along or across said land for the use and benefit United States and Klamath Irrigation District for irrigation and doing a far insure for insure of the formal of th amily Herry The second of the second

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