

67675

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
WILLIAM C. RANSOM

JAMES H. PATTON and

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 connection therewith.
2. Rules, regulations, and assessments of South Suburban Sanitary District.
3. 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 12, 1941, in Deed Volume 138 page 453 records of Klamath County, Oregon, as follows: "This conveyance is made subject to existing contracts with the

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 87,500.00

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.

In Witness Whereof, the grantor has executed this instrument this 24th 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.

James H. Patton  
William C. Ransom

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath  
January 24, 1984

STATE OF OREGON, County of ss.  
Personally appeared and

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

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 acknowledged the foregoing instrument to be a voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal 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:  
Michael C. Miller  
Notary Public for Oregon  
My commission expires: 12-22-84

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

James H. Patton and  
William C. Ransom

STATE OF OREGON,  
County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

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 97601

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
NAME, ADDRESS, ZIP

