

29089

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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LARRY G. MABRAY and DIANA L. MABRAY, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated to the Grantor paid by THOMAS HAMILTON and EDWARD ZAROSINSKI, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the grantees, as Tenants in Common, without the right of survivorship, their heirs and their 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 Southerly 50 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 Records of 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 Enterprise Irrigation 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 Grantees, as tenants by the entirety, their heirs and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and their 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 \$ . 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.

91 MAY 7 AM 12 03

In Witness Whereof, the grantor has executed this instrument this 11 day of May, 1983.

Larry G. Mabray  
LARRY G. MABRAY

Diana L. Mabray  
DIANA L. MABRAY

STATE OF OREGON           )  
County of Klamath         ) ss.

5-11, 1983.

Personally appeared the above named Larry G. Mabray and Diana L. Mabray and acknowledged the foregoing instrument to be her voluntary act and deed.  
Before me:

*Laurence C. Harkins*  
NOTARY PUBLIC for Oregon  
My Commission expires: 3/31/86

Grantor's name and address:      Grantee's name and address:

Larry G. & Diana L. Mabray

Thomas Hamilton  
Edward Zarosinski

8890 SW Edgewood  
Ligard, OR 97223

After recording return to:

Mail tax statements to:

1433 East Main Street  
Klamath Falls, OR 97601

1433 East Main Street  
Klamath Falls, OR 97601

STATE OF OREGON       )  
                                ) ss.  
County of Klamath )

I certify that the within instrument  
for was received for record on the 7th day of  
May, 1991, at 12:03  
recorder's o'clock P.M., and recorded in  
book/reel/volume No. M91 on page 8548 or  
use as document/fee/file/ instrument/microfilm  
No. 29089 Record of Deeds of said county.

Name	Title
Evelyn Biehn	County Clerk

By Pauline Mullendare

**Fee \$33.00**