

63266

WARRANTY DEED (INDIVIDUAL)

Vol 93 Page 14392

AGNES CHAROLETTE LYTLE

CLIFFORD M. BOURNE and FLORENCE R. BOURNE, hereinafter called grantor, convey(s) to

husband and wife

of Klamath, State of Oregon, described as:

Lots 1, 2, 3, 4, 5 and 6 in Block 7 of KERNS TRACTS. ALSO that portion of the E $\frac{1}{2}$ E $\frac{1}{2}$ NW $\frac{1}{2}$ SE $\frac{1}{2}$ lying South of the North boundary of Kerns Tracts if said line were extended Westerly, said property being situate in Section 12, Township 39 South, Range 9 East of the Willamette Meridian.

SUBJECT TO: 1) Contract, including the terms and provisions thereof; dated October 21, 1975; recorded October 22, 1975 in Book M-75 at page 13182; Vendor: William W. Haley and Mabel R. Haley, husband and wife; Vendee: William F. Lytle and Agnes Charolette Lytle, husband and wife; which the grantees herein agree to assume and pay.

2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. (3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District -- Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District. (continued on reverse of this document) and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set out above and on the reverse of this document

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 49,750.00.

Dated this 26 day of April, 1977.

Agnes Charolette Lytle
Agnes Charolette Lytle

STATE OF OREGON, County of Klamath) ss.

On this, the 26 day of April, 1977, personally appeared the above named Agnes Charolette Lytle and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Eileen J. Macine

Notary Public for Oregon

My commission expires: 6-13-80

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

LYTLE

TO

BOURNE

After Recording Return to:

Florence R. Bourne
1905 Arthur
Klamath Falls, OR
97602

STATE OF OREGON,)

) ss.

County of)

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

SUBJECT TO: (continued)

(4) Regulations, including levies, liens, assessments, rights of way, and easements of the South Suburban Sanitary District.

14393

(5) An easement created by instrument, including the terms and provisions thereof, dated April 29, 1936, recorded October 16, 1939 in Book 125 at page 115, Deed Records for driveway as then located across the Northeast quarter of the Southeast quarter of Section 12 from the West line of the Dalles-California Highway, parallel with the South line of the Northeast quarter of the Southeast quarter.

(6) Irrigation ditch as delineated on the plat. (Affects Lots 5 and 6, Block 7)

(7) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Kerns Tracts.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 18th day
of June A.D., 19 93 at 9:02 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 14392

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall