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CLERK OF CLATSOP COUNTY

BEFORE ME, the undersigned authority, on this 16th day of June, 1947, personally appeared Nettie R. Newbanks, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My Commission expires June 3, 1951.

Notary Public for Oregon

WARRANTY DEED

From Gilmore and Ellen Gilmore to Nettie R. Newbanks

STATE OF OREGON

County of Clatsop

Know all men by these presents, that Gilmore and Ellen Gilmore, the grantors, for and in consideration of the sum of \$100.00 to them in hand paid by the grantee, the receipt of which is hereby acknowledged, have granted, sold, conveyed and confirmed unto the said Nettie R. Newbanks, his heirs and assigns forever, all that certain lot or lots of land, situate in the County of Clatsop, State of Oregon, and being more particularly described in the foregoing instrument, together with all and singular the rights and appurtenances in anywise appertaining unto the said premises.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals at the City of Astoria, Oregon, this 16th day of June, 1947.

Charles F. DeLap
Clerk of Clatsop County

Nettie R. Newbanks
Grantee

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Know All Men by These Presents, That Melvin F. Brewster and Hazel P. Brewster, husband and wife, of Clatsop County, State of Oregon, in consideration of ten Dollars, to them paid by Nettie R. Newbanks, a single woman, of Clatsop County, State of Oregon, have bargained and sold and by these presents do grant, bargain, sell and convey unto and unto her heirs and assigns, all the following bounded and described real property, situated in the County of Clatsop and State of Oregon:

All of lots Fifty Two and Fifty Three of FAIR ACRES SUBDIVISION NUMBER ONE, Clatsop County, Oregon, according to the duly record plat thereof on file in the office of the County Clerk, saving and excepting therefrom the following described parcel as set out in deed from Melvin Floyd Brewster et ux to Hiram S. Brewster as grantor, said deed dated 6/13/45 and recorded 9/4/45 in Book 179 at page 178 of Deed Records of Clatsop County, Oregon; to-wit: A strip of land fourteen feet, two inches off the North side of Lot 52, and a strip of land forty five feet, ten inches off the South side of Lot 53, both of said strips extended by parallel lines from the East side line of said parcels to the Northwest line of the Enterprise Irrigation District Canal and all of said lands being and lying in Fair Acres Subdivision Number One.

Subject to easements, restrictions, reservations and right-of-ways of record and shown in Enterprise Irrigation District.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Nettie R. Newbanks and unto her heirs and assigns forever. And Melvin F. Brewster and Hazel P. Brewster, grantors to above named do covenant to and with Nettie R. Newbanks the above named grantee her heirs and assigns that the above granted premises are free from all encumbrances, excepting taxes due and payable for fiscal year beginning July 1, 1947, and irrigation charges not delinquent at this date.

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claim and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantors above named, have hereunto set their hands and seal this 16th day of June, 1947.

EXECUTED IN THE PRESENCE OF

Thomas L. Brewster Melvin F. Brewster (SEAL)
Hazel P. Brewster (SEAL)