

STATE OF OREGON
Klamath County
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County Clerk
Deputy

Return
Chas. F. Miller
1351 Commercial
City

32165

Know all Men by these Presents, that CHARLES F. MILLER and WILLA M. MILLER, Husband and Wife,

of Klamath County, State of Oregon, in consideration of the sum of \$10,000 Dollars, to them paid by DEWEY G. HYDEN and MARY M. HYDEN, Husband and Wife,

of Klamath County, State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said DEWEY G. HYDEN and MARY M. HYDEN, Husband and Wife, as an Estate by the Entirety, and not in Community, all the following bounded and described real property situated in the county of Klamath and State of Oregon:

Lot seven (7) in Block four (4) of SECOND ADDITION to ALTAMONT ACRES, being a subdivision of Tracts 1, 2, 3, 4, 22, 23, and 24 of Altamont Ranch Tracts, supplemental plat, according to the duly recorded plat thereof in the office of the County Clerk of Klamath County, Oregon.

SUBJECT to all contracts with the United States of America and the Klamath Irrigation District and the following: all proceedings, taxes and assessments for the drainage, irrigation, and/or reclamation of said lands; also all rights of way for roads, ditches, canals and conduits; and all water rights; also the reservations as shown in deed from Western Cities Company, a corporation, to Dale I. Groves, a single man, dated June 6, 1934, and recorded June 19, 1934, in Book 103 at page 183 of Deed Records of Klamath County, Oregon; also a mortgage executed by Charles F. Miller and Willa M. Miller, Husband and Wife, to The First National Bank of Portland, a corporation, dated December 12, 1945 and recorded February 5, 1946 in Book 95 at page 484 of Mortgage Records of Klamath County, Oregon; and a mortgage executed by same mortgagors to the First National Bank of Portland, a National Banking Association, dated Dec. 12, 1945 and recorded Feb. 5, 1946 in Vol. 95, page 487, Mortgage Records, Klamath County, Oregon, the terms, covenants and appurtenances thereto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Dewey G. Hyden and Mary M. Hyden, Husband and Wife, as an Estate by the Entirety, and not in Community, their heirs and assigns forever. And Charles F. Miller and Willa M. Miller, Husband and Wife, grantor & above named do covenant to and with Dewey G. Hyden and Mary M. Hyden,

the above named grantees, their heirs and assigns that We are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances. Except as above stated, and with respect to the two mortgages above described, the grantors herein expressly assume and agree to pay the balances of principal and interest thereon.

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

IN WITNESS WHEREOF, the grantor & above named, have hereunto set their hand & seal on this 27th day of AUGUST, 1947.

Signed, Sealed and Delivered in the Presence of Us as Witnesses

Charles F. Miller

Charles F. Miller (SEAL)

Willa M. Miller (SEAL)

(SEAL)

(SEAL)