

WARRANTY DEED

Vol. 326 Page 322

THIS INDENTURE WITNESSETH, That Currins for Drugs, a partnership consisting of Arthur B. Breitenstein and Charles N. Mortensen, hereinafter known as grantor for and in consideration of the sum of Ten Dollars to it paid, has bargained and sold, and by these presents does grant, bargain, sell and convey unto Claire B. Gibson, her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The North half of North half of Tract #1 of Cienger's Home Tracts in Klamath County, Oregon, together with any portion of the South half of North half of said Tract #1 which lies Northerly from a straight line extending from the East line of said tract to the West line thereof and which line is located exactly four inches Northerly from the East and West ends of the Northerly line of the cement foundation of the aluminum shop building situate on the South half of North half of Tract #1 of said Cienger's Tracts, but less any portion of said North half of North half of said Tract #1 which lies South of the above described straight line lying four inches Northerly of the Northerly line of said cement foundation.

Subject to easements and rights of way of record and those apparent on the land, contract and/or lien for irrigation and/or drainage, and to agreement dated June 1, 1950 between Ray E. Williams and Caroline Williams and R. H. Cook and Idella Cook, recorded in Vol. 259 at page 245, and rerecorded in Vol. 325 at page 391, Deed Records of Klamath County, Oregon; and to lease to Claire Gibson which expires November 19, 1963, which contains options for three successive one year renewals, and subject to rules, regulations and assessments of South Suburban Sanitary District.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantee, her heirs and assigns, that it is the owner in fee simple of said premises; that they are free from all encumbrances, except those above set forth, and that it will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantor has hereunto set it's hand this 24th day of June, 1963.

CURRINS FOR DRUGS

By *Arthur B. Breitenstein*
Charles N. Mortensen
Partners

GANDONG & GANDONG
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

