

WARRANTY DEED

99097

FOR VALUE RECEIVED

James H. Baldwin and Bertha F. Baldwin Husband and Wife

M-65 208

herein referred to as grantors, hereby grant, bargain, sell and convey unto

Mamie Anderson a single woman
and Curtis E. Nelson and Helen E. Nelson Husband and Wife Tenancy in Common.

herein referred to as grantees, the following described real property, with tenements, hereditaments and appurtenances, to wit:

Beginning at a point which is S 89° 29' E 1472.8 feet and S 30° 39' W 764.2 feet from the 1/4 Section corner between Section 25 and Section 26 T 23 S - R 9 E W.M.; thence S 89° 29' E 202.65 feet; thence N 30° 39' E 254.4 feet; thence N 89° 29' W 202.65 feet; thence S 30° 39' W 254.4 feet more or less to the point of beginning.

The described parcel of land lying in the NW 1/4 SW 1/4 and the NE 1/4 SW 1/4 Section 25 T 23 S - R 9 E W.M. contains one acre more or less.

Subject to 30 foot right-of-way on South side for road.



TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances,

and that they will warrant and defend the abovegranted premises against all lawful claims whatsoever, except as above stated.

Dated March 28th 1963

James H. Baldwin (Seal)
Bertha F. Baldwin (Seal)

STATE OF OREGON, County of Lane ss.

On this 28th day of March, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James H. Baldwin and Bertha F. Baldwin Husband and Wife

known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written

My Commission Expires 8-3-65

Notary Public for Oregon 8-3-65

12890

Compliments of
CASCADE TITLE COMPANY
972 Oak Street Eugene, Oregon

WARRANTY DEED

TO

STATE OF OREGON, }
 County of Klamath } ss.
 I certify that the within instrument was received for record on the 22 day of July, 1965, at 9:30 o'clock A.M., and recorded in book M-65 on page 208 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers
County Clerk—RecorderBy *James M. Buckton* Deputy
Fee 1.50

Return To:

Mamie Anderson
829 No. 7
Springfield Oregon

CASCADE TITLE COMPANY