

99521

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KNOW ALL MEN BY THESE PRESENTS, That
BERTHA F. BALDWIN, a widowin consideration of Ten & No/100 -----, hereinafter called the grantor,
Dollars,

to grantor paid by ROY R. COURTRIGHT and W.R. DON CARLOS, JR.

, hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and as-
signs, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging
or appertaining, situated in the County of Klamath and State of Oregon, described
as follows, to-wit:Beginning at a point, which is S89°29' E 1472.9 feet along East and
West center line of Section 25 from West $\frac{1}{4}$ corner of Section 25,
T23S - R9E - W.M., thence along East and West center line of Section
25 - T23S - R9E - W.M. S89°29' E 405.3 feet; Thence S30°39' W. 254.7
feet; thence N89°29' W. 405.3 feet; thence N30°39' E 254.7 feet more
or less to a point of beginning.The above described parcel of land which is in the NE $\frac{1}{4}$ SW $\frac{1}{4}$
S25 - T23S - R9E - W.M. Klamath County, Oregon. contains 2.04 acres
more or less.Subject to a 40 foot Right-Of-Way on East side for
Pacific Telephone & Telegraph Co.To Have and to Hold the above described and granted premises unto the said grantee and grantee's
heirs, successors and assigns forever.And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and as-
signs, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrancesand that grantor will and
grantor's 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 construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand and seal this 13th day of January, 1965.

Bertha F. Baldwin (SEAL)

(SEAL)

(SEAL)

(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Lane ss.
Personally appeared the above named Bertha F. Baldwin, 19

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Marnie Anderson

Notary Public for Oregon
My commission expires

EAST OREGON DISTRICT NOTARIAL NO. 10

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
9 day of August, 19 65
at 10:30 o'clock A.M., and recorded
in book M-65 on page 691
Record of Deeds of said County.Witness my hand and seal of
County affixed.

Dorothy Rogers

County Clerk—Recorder.

By _____ Deputy.

Fee 1.50 2