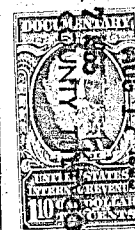
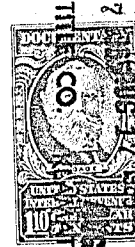


A-17563



FILE CO.

DAVID R. VANDERBEEK, JR.  
ATTORNEY AT LAW  
202 UNDERWOOD BLDG.  
KLAMATH FALLS, ORE.  
TUXEDO 2-5901

99736  
WARRANTY DEED

11-66 994

KNOW ALL MEN BY THESE PRESENTS, That ALFRED L. RAINWATER and AMANDA M. RAINWATER, husband and wife, hereinafter called the grantors, in consideration of Ten and no/100 (10.00) Dollars, to grantors paid by LEAL IVAN BEAL and LINDA BEAL, husband and wife, hereinafter called the grantees, do hereby grant, bargain and sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tnelements, heriditaments and appurtenances thereunto belonging or appeartaining, situated in the county of Klamath and State of Oregon, described as follows, to-wit:

Part of Lots 1, 2 and 3 in Block 98 of Klamath Addition to the city of Klamath Falls, Oregon, described as follows:

Beginning at the most Northerly corner of Lot 1, Block 98 in Klamath Addition to Klamath Falls, Oregon: thence running on the Northerly line of said lot along the Southerly line of Fifth Street in a Southerly direction 35 feet; thence running in a Westerly direction parallel to Plum Street 52 feet; thence running in a Southerly direction parallel to Fifth Street 5 feet 7 inches; thence running in a Westerly direction parallel to Plum Street 54 feet; thence running in a Northerly direction parallel to Fifth Street 40 feet 7 inches to a point on the Southerly line of Plum Street; thence running on said Southerly line of Plum Street in a Easterly direction 106 feet to the place of beginning, said piece of ground being a part of said lots 1, 2, and 3 in Block 98 in Klamath Addition to the city of Klamath Falls, Oregon

TO Have and To Hold the above described and granted premises unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantors hereby covenants to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, Free from all encumbrances

EXCEPT:

1- Easement for sewer shown in deed from William E.

1- WARRANTY DEED

995

Palmer and Grace B. Palmer to Lester L. Brooks and Florence V. Brooks, husband and wife, dated September 23, 1944, recorded November 10, 1950, on page 306 of Vol. 243 of Deeds, records of Klamath County, Oregon, as follows: "It is understood that sewer and water pipes cross this property in serving this and adjacent property and permission is hereby given for maintenance and repair of same."

2- Notice has been given of Improvement Unit #182, and upon completion thereof, said property is subject to a lien of assessment for the cost of said improvement.

and that grantors will 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 hands and seal this 16 day of August, 1965.

Alfred L. Rainwater (SEAL)

Amanda M. Rainwater (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON )  
County of Klamath ) ss: \_\_\_\_\_, 1965

Personally appeared the above named ALFRED L. RAINWATER and AMANDA M. RAINWATER

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

Before me:

James M. [Signature]  
Notary Public for Oregon,  
My commission expires: 6/11/67

STATE OF OREGON, COUNTY OF KLAMATH, ss:

Filed for record at request of \_\_\_\_\_ Klamath County Title Co.

this 17 day of August, A.D. 19 65 at 11:00 o'clock PM, and

duly recorded in Vol. 243, of \_\_\_\_\_, at \_\_\_\_\_, Oregon, on page 274.

DOROTHY ROGERS, County Clerk

By Alfred L. Rainwater

Return to  
DAVID E. VANDERBERG, JR.  
ATTORNEY AT LAW  
202 UNDERWOOD BLDG.  
KLAMATH FALLS, ORE.  
TUXEDO 2-5501

2- WARRANTY DEED