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1246

Warranty Deed

Var M-65 Recd

This Indenture Witnesseth, That ESTON E. BALSIGER and BILLIE L. BALSIGER, husband and wife,

herein called grantors, in consideration of TEN AND NO/100 (\$10.00) ----- Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

E. M. HENDERSON and HELEN C. HENDERSON, husband and wife, herein called grantees, their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

A portion of Block 41 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows, to-wit: Beginning at the Northwesterly corner of said Block 41 of HILLSIDE ADDITION; thence S. 21°14' E., along the Westerly line of said Block 41, a distance of 160.0 feet; thence N. 68°46' E., parallel with Manzanita Street, a distance of 50.0 feet; thence N. 21°14' W., at right angles to Manzanita Street, a distance of 10.0 feet; thence N. 68°46' E., parallel with Manzanita Street, a distance of 17.0 feet; thence N. 21°14' W., at right angles to Manzanita Street, a distance of 150.0 feet to the Southeasterly line of Manzanita Street; thence S. 68°46' W., along said Southeasterly line of Manzanita Street, a distance of 67.0 feet to the point of beginning. SUBJECT TO: (1) 1965-66 taxes which are now a lien but not yet payable. (2) Reservations and restrictions contained in the dedication of Hillside Addition. (3) Reservations and restrictions contained in deed from F. Hill Hunter and Harriet I. Hunter, husband and wife, to A. O. Roenicke, dated May 7, 1935, recorded May 8, 1935, in Volume 104 of Deeds, Page 518, records of Klamath County, Oregon, as follows: "Also giving and granting unto grantee herein the right to use sewer across Lots 5 and 6 of Block 49 Hot Springs Addition to the City of Klamath Falls, Oregon, reserving unto the grantors the right and privilege of changing the location of said sewer without any expense to grantee herein." (4) Reservation and restrictions contained in deed from The Klamath Development Company to F. Hill Hunter, dated November 7, 1926, recorded November 21, 1928, in Volume 83 of Deeds, Page 43, records of Klamath County, Oregon, as follows: "It is understood and agreed that no dwelling house shall be erected on said premises to cost less than \$4,000.00 unless plans for same are approved by party of first part."

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD the said premises unto the grantees, their heirs and assigns forever. The said grantors do covenant to and with the said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated; and that they, and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals

this 23rd day of August, 1965.

Eston E. Balsiger (SEAL)

Billie L. Balsiger (SEAL)

(SEAL)

(SEAL)

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H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon

1247

STATE OF OREGON } ss. August 1965.
County of KLAMATH }

Personally appeared the above-named ESTON E. BALSIGER and BILLIE L. BALSIGER, husband and wife, known to me to be identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Jane F. Head
NOTARY PUBLIC FOR OREGON
My commission expires Nov. 29, 1965

STATE OF OREGON } ss. 19.
County of KLAMATH }

Personally appeared who, being first duly sworn did say that he the of

and that the seal affixed to the foregoing Deed is the corporate seal of said corporation and that said Deed was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires



Return to:
U.S. National Bank
240 Main Street
Klamath Falls, Oregon

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Klamath County Title Co. this 27 day of August A.D. 1965, at 1:55 o'clock P.M., and duly recorded in Vol. M-65, of Deeds on Page 1249.

Fee \$3.00

DOROTHY ROGERS, County Clerk

By *Jane Head*

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