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Vol. M-65

1451

(CL)

KNOW ALL MEN BY THESE PRESENTS, That Robert G. Sutherland
and Juanita M. Sutherland, husband and wife

in consideration of Ten and no/100 - - - - - Dollars,
hereinafter called the grantor,

to grantor paid by Paul W. Mcatee and Evelyn F. Mcatee husband and wife
hereinafter called the grantee,

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, 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:

A tract of land situate in Lot 8 Section 30, Township 38 South, Range 9 East of the Willamette Meridian, and more particularly described as follows:

Beginning at an iron pipe on the Southerly right-of-way of Front Street, from which an iron pin marking the intersection of the Southerly right-of-way of said Front Street and the Easterly right-of-way of California Avenue bears North 89°06' East 133.0 feet distant; thence South 89°06' West along said Front Street right-of-way, 72.0 feet; thence South 85°0 feet; thence North 89°06' East parallel with said Front Street 49.04 feet; thence North 15°03' East 88.39 feet more or less to the point of beginning.

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 assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

Subject to that certain Trust Deed recorded in Mortgage Book 231 at page 318 recorded July 12, 1965 with Commonwealth Inc.,

and that grantor 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 hand and seal this 7th day of September, 1965.

Juanita M. Sutherland (SEAL)

Robert G. Sutherland (SEAL)

(SEAL)

(SEAL)

(ORS 93 490)

STATE OF OREGON, County of Klamath) ss. Sept. 7th, 1965

Personally appeared the above named Robert G. Sutherland and Juanita M. Sutherland, husband and wife

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

Before me:

Dorothy Rogers

Notary Public for Oregon

My commission expires 11/25/68

(OFFICIAL SEAL)

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No.

Paul W. Mcatee
2045 Oregon Ave
Astoria

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

Fee \$1.50

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STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
7 day of Sept., 1965
at 11:35 o'clock A.M., and recorded
in book M-65 on page 1451

Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Dorothy Rogers

County Clerk—Recorder.

By *Jane Miller*
Deputy.