

653

M-65 2047

KNOW ALL MEN BY THESE PRESENTS, That R. B. Hix and Elesta L. Hix,
husband and wife

in consideration of Ten dollars and other valuable consideration - - - - - Dollars,

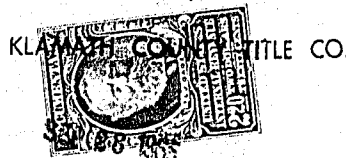
to them paid by Charles L. Cox and Marlene Y. Cox, husband and wife

do hereby grant, bargain, sell and convey unto said Charles L. Cox and Marlene Y. Cox,
husband and wife

their heirs and assigns, all the following real property, with the tenements,
 hereditaments and appurtenances, situated in the County of Klamath and State
 of Oregon, bounded and described as follows, to-wit: Beginning at a point on the line between

Lots 2 and 3 in Block 1 of FIRST ADDITION to the City of Klamath Falls, Oregon, which is
 100 feet northerly and westerly along said line between Lots 2 and 3 from the northerly and
 westerly line of Cook Street; thence northerly and westerly along said line between Lots
 2 and 3, Block 1 First Addition to the south line of Upham Street; thence West along the
 South line of Upham Street to the east line of Uerlings Street; thence South along the east
 line of Uerlings Street to the line between Lots 3 and 4, Block 1, First Addition; thence
 southerly and easterly along said line between Lots 3 and 4 to a point which is 100 feet
 northerly and westerly along said line from the northerly and westerly line of Cook Street;
 thence northerly and easterly parallel to the northerly and westerly line of Cook Street
 to the point of beginning, being all a part of Lot 3 Block 1 First Addition; also

Beginning at a point on the lot line between Lots 2 and 3, Block 1 First Addition to the
 City of Klamath Falls, Oregon, which point is N. 51° 15' W. 137.55 feet from the lot
 corner of the Northwesterly property line of Cook Street, common to said Lots 2 and 3,
 and running thence N. 38.35 feet more or less to a point on the South property line of
 Upham Street; thence West along the South property line of Upham Street 46.75 feet more or
 less to the intersection of the lot line between said Lots 2 and 3; thence S. 51° 15' E.
 along the lot line between said Lots 2 and 3, 60.36 feet more or less to the place of be-
 ginning, being a portion of Lot 2, Block 1 FIRST ADDITION to the City of Klamath Falls,
 Oregon.



To Have and to Hold the above described and granted premises unto the said Charles L. Cox
and Marlene Y. Cox, husband and wife

their heirs and assigns forever.

And R. B. Hix and Elesta L. Hix, husband and wife

above named do covenant to and with the above named grantee the grantor
that they are their heirs and assigns
 lawfully seized in fee simple of the above granted premises, that the above
 granted premises are free from all encumbrances,

and that they will and their 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,

Witness our hand and seal at this 10th day of April, 1957.

Executed in the Presence of

R. B. Hix (SEAL)

Elesta L. Hix (SEAL)

4 (SEAL)

(SEAL)

2048

STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 10th day of April, 1957,
 before me, the undersigned, a Notary Public
 in and for said County and State, personally appeared the within named R. B. Hix and Elesta L.
Hix, husband and wife

who are known
 to me to be the identical individual s 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
 official seal the day and year last above written.

Robert W. Hix
 Notary Public for Oregon.

My Commission expires Dec. 5, 1958

WARRANTY DEED

(FORM No. 3)

TO

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
26 day of Sept.,
 1955, at 2:21 o'clock P.M.,
 and recorded in book 3-55
 on page 2047 Record of Deeds
 of said County.

Witness my hand and seal of
 County affixed.

Dorothy Rogers

County Clerk-Recorder.

By Jane M. HixFee \$3.00

Deputy.

After recording return to:

Mr. & Mrs. Frank T. Hmel
 260 Fulton
 Klamath Falls, Oregon