

66-163
KNOW ALL MEN BY THESE PRESENTS, that Alfred D. Collier and Ethel F. Collier, husband and wife, hereinafter called the grantors, in consideration of ten dollars and other valuable consideration to grantors in hand paid by A.M. Collier, 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:

Starting at the Northwest Corner of Section 3 T38S R9E Willamette Meridian, Oregon, and running thence S00°00'E along the Westerly Boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75. feet distant at right angles Northeastly from the center line of the Dalles-California Highway, also known as South Sixth Street, as the same is now located and constructed, thence S55°52'E along said parallel line, being also the northeasterly boundary of South Sixth Street, 1016.2 feet, more or less, to an iron pin marking the true point of beginning of this description, said point also marking boundary between lands of First National Bank of Oregon and Alfred D. Collier, from which point the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears S34°07'W 10. feet; running thence from said true beginning point S55°52'E along the Northeastly boundary of South Sixth Street 150. feet to an iron pin marking the Boundary between the lands of Alfred D. Collier and Frank P. Drew and the center line of the party wall between these lands covered by party wall agreement dated June 1, 1948 and filed January 25th, 1949, in Klamath County Deed Records in Volume 228 Page 196, from which said pin the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears S34°07'W 10. feet; thence following center line of said party wall and its extension N34°07'E at right angles to South Sixth Street 175. feet to an iron pin set in the Southwesterly boundary of the County Road known as Pershing Way; thence N55°52'W along said boundary parallel to South Sixth Street 150. feet to an iron pin marking the boundary between lands of the First National Bank of Oregon and Alfred D. Collier; thence S34°07'W at right angles to South Sixth Street along said boundary 175. feet to the true point of beginning.

TO HAVE AND TO HOLD the above described unto A.M. Collier, his heirs, successors and assigns forever. And Alfred D. Collier and Ethel F. Collier, grantors above named, do covenant to and with above named grantee, that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free of all existing incumbrances except obligations to the Klamath Irrigation District and the United States of America for irrigation and/or drainage and unpaid assessments for City of Klamath Falls Sanitary Sewer Unit #32 and unpaid assessments for City of Klamath Falls Paving District #183, which obligations the grantee hereunder assumes and agrees to pay as part of the consideration for this conveyance; said premises are subject to the rules, regulations and assessments of the South Suburban Sanitary District within the boundaries of which district said premises are situated; and grantors 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 any persons whomsoever.

WITNESS grantors hand and seal this 7th day of February, 1966.

STATE OF OREGON, County of Klamath ss
Personally appeared the above named Alfred D. Collier and Ethel F. Collier, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me:

Notary Public for Oregon
My Commission expires January 16, 1967

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STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Oregon Title Insurance Co.
this 17 day of Feb A.D. 19 66 at 3:33 clock P.M., and
duly recorded in Vol. M-66, of Deeds on Page 1373
Fee \$3.00
DOROTHY ROGERS, County Clerk
By *Jam. M. M.*

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