

4330

1705

KNOW ALL MEN BY THESE PRESENTS, That ROY OSTEN WILKINSON,
a single man

in consideration of -----TEN AND NO/100-----, hereinafter called the grantor,
Dollars,

to grantor paid by JIM QUINLAN and JOAN QUINLAN, 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: Beginning at the most easterly corner of Lot 1 of

Block 52 NICHOLS ADDITION TO LINKVILLE (now City of Klamath Falls, Oregon, being the corner of 9th Street and closed Canal (now Washington Street); thence southwesterly at right angles to 9th Street and along the line of said Washington Street (closed) 124 feet; thence northwesterly and parallel to 9th Street, 40 feet; thence northeasterly and at right angles to 9th Street, 124 feet; thence southeasterly along said westerly line of 9th Street 40 feet to place of beginning, being part of Lots 1 and 2 of Block 52, NICHOLS ADDITION, aforesaid.

SUBJECT TO; the terms of that certain Trust Deed dated May 3, 1962 from Roy Osten Wilkinson and Fern M. Wilkinson, grantors, to William Ganong, Trustee for First Federal Savings and Loan Association of Klamath Falls, Oregon, as beneficiary, in the amount of \$13,000.00 having a present unpaid balance of \$11,620.30 recorded with the Clerk, Klamath County, Vol. 210 Page 290, record of Mortgages.

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 except as stated above

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 26th day of February, 1966.

275



Roy Osten Wilkinson (SEAL)
(SEAL)
(SEAL)
(SEAL)

(ORS 93.490)

WASHINGTON
STATE OF OREGON, County of Cowlitz, ss. February 26th, 1966.
Personally appeared the above named ROY OSTEN WILKINSON, a single man

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



(OFFICIAL SEAL)

Before me:
Dorothy Rogers
Notary Public for OREGON, Washington
My commission expires Jan 25, 1969

WARRANTY DEED

TO

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

AFTER RECORDING RETURN TO

No.

88 Seal
338-2111

Fee \$1.50

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
1 day of March, 1966,
at 3:55 o'clock P.M., and recorded
in book M-66 on page 1705
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Dorothy Rogers

County Clerk-Recorder

Deputy.

34 By *Joan Quinn*