

5663

Vol. M-66

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JUN 1966 LAW PUB. CO., PORTLAND, ORE.

SSC

KNOW ALL MEN BY THESE PRESENTS, That Orville H. Hamilton and Susan V. Hamilton, (STATE MARITAL STATUS) husband and wife, hereinafter called the grantor, in consideration of Ten and no/100= Dollars, to grantor paid by Clarence R. Canine and Lela M. Canine, husband and wife, 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:

That part of Lot 4 in Block 44 of NICHOLS ADDITION to the City of Klamath Falls, described as follows:
Beginning at the Southwesterly corner of Lot 4 in said Block 44; thence South-easterly along the Southerly line of Lot 4, which line is also the Northerly line of 9th Street, a distance of 48.7 feet to the point of beginning; thence North-easterly parallel to the Westerly line of Lot 4 a distance of 60 feet; thence Southeasterly parallel with the Southerly line of Lot 4 to the Westerly line of High Street; thence Southwesterly along the Westerly line of High Street, said line also being the Easterly boundary of Lot 4, to the Southeasterly corner of Lot 4; thence Westerly along the South line of Lot 4 and the North line of 9th Street, 71.3 more or less, to the place 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 except taxes for the fiscal year 1965-66 and right, title and interest of the Texas company as disclosed by Lease Agreement, including the terms and provisions thereof, dated January 15, 1941, recorded January 24, 1941 in Volume 135 at page 192. Extended by instrument recorded April 12, 1961 in Volume 328 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 day of April, 1966.

Susan V. Hamilton (SEAL)
Orville H. Hamilton (SEAL)
(SEAL)
(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath, ss. April, 1966.
Personally appeared the above named Orville H. Hamilton and Susan V. Hamilton, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Edna R. Ricks
Notary Public for Oregon
My commission expires 4-23-66

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No.

Orville H. Hamilton
311 N. 9th
Katy

Fee \$1.50

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

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
21 day of April, 1966,
at 11:00 o'clock A.M., and recorded
in book M-66 on page 3524
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Dorothy Rogers

County Clerk-Recorder.

By

Deputy.