

SK

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M-66

Page 6507

CND

KNOW ALL MEN BY THESE PRESENTS, That **STANLEY R. DUELL and LOIS DUELL**, husband and wife
in consideration of **TEN AND NO/100** Dollars

to grantor paid, the receipt whereof hereby is acknowledged, does hereby grant, bargain, sell and convey unto **PHILLIP G. PELTON and HELEN PELTON**, husband and wife
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

The following described real property in Klamath County, Oregon:

Beginning at an iron pin on the North line of Tract 32, Independence Tracts, which lies South 78°23' E. along the North line of said Tract 32, a distance of 86.33 feet from the iron pin which marks the Northwest corner of said Tract 32, and running thence S. 0°13' E. a distance of 182.82 feet to an iron pin which lies on the South line of Tract 30, Independence Tracts, thence South 71°27' E. along the South line of said Tract 30 a distance of 42.25 feet; thence North 0°13' W. a distance of 188.01 feet, more or less, to the North line of said Tract 32; thence North 78°23' W. along the North line of said Tract 32, 40.865 feet to the place of beginning, and being a portion of Tracts 30, 31 and 32 of Independence Tracts, Klamath County, Oregon.

SUBJECT to that certain Mortgage dated February 5, 1959, recorded February 6, 1959 in Volume 188, page 129, Mortgage Records Klamath County, Oregon, which Mortgage grantees herein expressly assume and agree to pay.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand and seal this 17th day of June, 1966.

Stanley R. Duell (SEAL)
Lois G. Duell (SEAL)
(SEAL)
(SEAL)

(ORS 93.470)

STATE OF OREGON, County of **Klamath**, ss. June 17, 1966
Personally appeared the above named **Stanley R. Duell and Lois G. Duell**, 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 1-25-70

(OFFICIAL SEAL)

Special WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Paul McAlister
305 Main
City

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

21

Fee \$1.50

STATE OF OREGON,

County of **Klamath** ss.

I certify that the within instrument was received for record on the 27 day of June, 1966, at 1:00 o'clock P.M., and recorded in book M-66 on page 6507.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By *Paul McAlister* Deputy.