

SK

7237

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(SR)

KNOW ALL MEN BY THESE PRESENTS, That Philip G. Pelton and Helen E. Pelton, husband and wife, hereinafter called grantor, 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 Stanley R. Duell and Lois G. Duell, 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 Northwesterly 83.0 feet of lot 2 Winema Gardens

Subject to that certain mortgage, including the terms and provisions thereof, executed by Philip G. and Helen E. Pelton, husband and wife to Commerce Investment Inc., dated January 25th, 1961 and recorded February 14th, 1961 in volume 200 of Mortgage records page 323, Klamath County, Records, 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 18th day of June, 1966.

(SEAL)

Philip G. Pelton
Helen E. Pelton

(SEAL)

(SEAL)

(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath, ss. June 18, 1966
Personally appeared the above named Philip G. Pelton and Helen E. Pelton

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

Before me:

Paul McAttee

Notary Public for Oregon.

My commission expires 1-28-70

(OFFICIAL SEAL)

Special WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Paul McAttee
215 Main.

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 1:01 o'clock P.M., and recorded in book M-66 on page 6508 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk—Recorder.

By

Jane Miller

Deputy.