

8613

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KNOW ALL MEN BY THESE PRESENTS, That HARVEY T. HAYDEN and MARY M. HAYDEN, husband and wife,

hereinafter called the grantor, in consideration of Ten & No/100, (\$10.00), & other consideration Dollars,

to grantor paid by WILLIAM L. WALES, JR., and PHYLLIS D. WALES, husband and wife, as an estate in the entirety,

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:

A portion of the West-half of Lot 1 of HOME ACRES SUB-DIVISION, a platted portion of Klamath County, Oregon, being more particularly described as follows: Beginning at the iron pipe marking the southwest corner of Lot 1 of HOME ACRES SUBDIVISION; thence N 0°21'15" E along the westerly boundary of said Lot 1 159.75 feet to an iron pipe; thence S 89°46'45" E 5.0 feet to an iron pipe; thence S 0°21'15" W 75.0 feet to an iron pipe; thence S 89°46'45" E 69.95 feet to an iron pipe on the easterly boundary of the west half of said Lot 1; thence S 0°21'15" W along the said easterly boundary of the west half of said Lot 1 84.75 feet to an iron pipe on the southerly boundary of said Lot 1; thence N 89°46'45" W 74.95 feet, more or less, to the point of beginning.

SUBJECT TO: Easements and rights of way of record, and those apparent on the land.

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 above set forth, and, contracts, liens, assessments, rules and regulations for irrigation, sewage and drainage, and reservations and restrictions of record;

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 27 day of June, 1966.



(ORS 93.490)

STATE OF OREGON, County of Klamath) ss. June 27, 1966

Personally appeared the above named HARVEY T. HAYDEN and MARY M. HAYDEN, husband and wife,

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

Before me:

Gene H. Over

Notary Public for Oregon

My commission expires 9/23/69

WARRANTY DEED

Harvey T. Hayden, et ux

TO

William L. Wales, Jr.

et ux

AFTER RECORDING RETURN TO

William L. Wales Jr.
1740 Austin
City

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

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 17 day of August, 1966, at 1:30 o'clock P.M., and recorded in book 2266 on page 2389. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Barth Rogers
County Clerk-Recorder.
By *Gene M. Frazier*
Deputy.

File 52
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