

10230

11503

KNOW ALL MEN BY THESE PRESENTS, That we, Clifford L. Andreasen  
and Jean P. Andreasen, husband and wife, hereinafter called the grantor,

in consideration of Ten and no/100-  
and other good and valuable consideration  
to grantor paid by Sterling Doege

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:

The East 50 feet of Lots 12 and 13 in Block 39, HOT SPRINGS  
ADDITION to the City of Klamath Falls, Oregon, more  
particularly described as follows:

Beginning at the Southeast corner of Lot 13 in Block 39  
aforesaid; thence West along the South line of Lot 13, 50  
feet; thence North parallel to the alley through Block 39  
to Esplanade; thence Northeast along Esplanade to the most  
Northerly corner of Lot 12; thence South along the East  
line of Lots 12 and 13 to the place of beginning.

## SUBJECT TO:

Easements and rights of way of record and apparent thereon  
and further subject to a mortgage in the favor of the  
First National Bank of Oregon, Klamath Falls, Oregon, in  
the amount of \$13,084.95, which grantee has specifically  
assumed.

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  
save and except as above stated

and that grantor will  
warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful 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 31st day of October, 1966



Clifford L. Andreasen (SEAL)  
Jean P. Andreasen (SEAL)  
(SEAL)  
(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath ) ss. October 31, 1966  
Personally appeared the above named Clifford L. Andreasen and  
Jean P. Andreasen, husband and wife  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Dorothy V. Baker  
Notary Public for Oregon  
My commission expires 1-27-69

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

MR. STERLING B. DOEGE  
2407 HOLABIRD  
CITY.

66-1395  
(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
3 day of Nov., 1966,  
at 8:55 o'clock A.M., and recorded  
in book M-66 on page 11503  
Record of Deeds of said County.  
Witness my hand and seal of  
County affixed.

Dorothy Rogers  
County Clerk—Recorder/  
By Jane M. M. Deputy.