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67-737 RHP

WARRANTY DEED.

\$16.50

KNOW ALL MEN BY THESE PRESENTS, That Innis Roberts and Grace M. Roberts, husband and wife, of Klamath County, State of Oregon, in consideration of Ten and no/100 Dollars, (\$10.00), to them paid by ^{Le}Roy Helmer and Elaine M. Helmer, husband and wife, of Klamath County, State of Oregon, have bargained and sold and by these presents do grant, bargain, sell and convey unto said ^{Le}Roy Helmer and Elaine M. Helmer, husband and wife, the survivor thereof and the survivor's heirs and assigns, all the following bounded and described real property, situated in the County of Klamath and State of Oregon:

Beginning at a point on the North line of Section 7 Township 40 S.R. 10 E.W.M. in Klamath County, Oregon, which is South 89°54½' East 228 feet from the Northwest corner of said Section 7 and which point is also on the centerline of the Mack's Store-Dehlinger County road; thence South 0°26½' West, 655.3 feet; thence North 89°39½' East 798.0 feet, more or less, to a point approximately 4 feet West of the stand-pipe in an underground irrigation pipe line; thence North 17°29½' West along a line parallel to and 4 feet distant Westerly from said pipe line, a distance of 682.0 feet, more or less, to the North line of said Section 7 on the centerline of said road; thence North 89°54½' West along said Section line a distance of 589.0 feet, more or less, to the point of beginning; being a portion of the NW¼ of Section 7 Township 40 S.R. 10 E. W.M., containing 10.43 acres, more or less, of which 0.41 of an acre lies in the county road.

Also

Beginning at the corner common to Sections 1 and 12, Township 40 S.R. 9 E.W.M., and Sections 6 and 7, Township 40 S.R. 10 E.W.M., which corner is the intersection of the centerlines of the Klamath Lake Secondary Highway and the Klamath Falls-Merrill Highway; thence South 0 deg. 12½' East, along the section line which is the centerline of said Klamath Falls-Merrill Highway, a distance of 657.0 feet; thence North 89 deg. 39½' East 221.5 feet; thence North 0 deg. 26½' East 655.3 feet, more or less to the North line of said Section 7, which section line is the centerline of the Mack's Store-Dehlinger county road; thence North 89 deg. 54½' West, 228.0 feet, more or less, to the point of beginning; being a portion of the NW¼ of Section 7, Township 40 S.R. 10 E.W.M., in Klamath County, Oregon, containing 3.37 acres, more or less, of which 0.61 acres lies in the state highway and the county road.

Subject to last quarter of 1958-1959 taxes.

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together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Roy Helmer and Elaine M. Helmer, husband and wife, the survivor thereof and the survivor's heirs and assigns forever. And the grantors above named do covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, except as above mentioned, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever, except as above mentioned.

IN WITNESS WHEREOF, the grantors above named, have hereunto set their hands and seals this 2nd day of May, 1959.

Executed in the Presence of

A. C. Yaden (SEAL)
Elaine M. Helmer Innis Roberts (SEAL)
Grace M. Roberts (SEAL)

STATE OF OREGON, } ss.
County of Klamath.

BE IT REMEMBERED, That on this 2nd day of May, A.D. 1959, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Innis Roberts and Grace M. Roberts, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

A. C. Yaden
Notary Public for Oregon.
My Commission Expires May 16, 1959.

Return to - Strout Realty
5429 S. 6th
City

STATE OF OREGON } ss
County of Klamath }

5056

Filed for record at request of:

Oregon Title Insurance
on this 6 ¹¹ July 1967
at 2:36 ^{P. M.} Sec. Pub.
recorded in M-67 of Deeds
Page 5054

W. H. RUGERS, County Clerk
By [Signature]
Fee 4.50