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VOL. 10662 PAGE

## WARRANTY DEED

67-10662

KNOW ALL MEN BY THESE PRESENTS, That we, DALE J. BATES and CLARA BELLE BATES, husband and wife, for and in consideration of the sum of Ten Dollars (\$10.00) to us paid by MANUEL PACHECO and MARTHA PACHECO, husband and wife, do hereby grant, bargain, sell and convey unto said MANUEL PACHECO and MARTHA PACHECO, husband and wife, and/or the survivor of either, his or her heirs and assigns, all of the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath, State of Oregon, bounded and described as follows, to-wit:

The Southerly 118 feet of the East 81.5 feet of the East One-half (E 1/2) of Tract Sixty-four (64) of Fair Acres Subdivision Number One (1), Klamath County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said MANUEL PACHECO and MARTHA PACHECO, husband and wife, and/or the survivor of either, his or her heirs and assigns, forever.

And we, DALE J. BATES and CLARA BELLE BATES, husband and wife, the grantors above named, do covenant to and with the above named grantees, their heirs and assigns, that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances except the 1967-68 real property taxes, not yet payable, and subject to the reservations in that certain Deed recorded in Book 86, page 561, Deed Records of Klamath County, Oregon, and subject to that certain Trust Deed to the First National Bank of Oregon, recorded July 26, 1965 in Book 65, page 323, Deed Records of Klamath County, Oregon, which Trust Deed Grantees assume and agree to pay, and that we will and our heirs, executors and administrators shall warranty 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 provided.

WITNESS our hands and seals this 20 day of September, 1967.

Dale J. Bates (SEAL)  
Clara Belle Bates (SEAL)

STATE OF OREGON )  
COUNTY OF COOS ) ss.

September 20, 1967.

Personally appeared the above named DALE J. BATES and CLARA BELLE BATES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:



Georgia M. Flaxel  
Notary Public for Oregon

My commission expires 8/19/71

M. ind

ST. 1

Filed 1

this

duly recording in 441

Return

Oregon Title Insurance Co.  
282 S. Broadway  
P.O. Box 907  
Coos Bay, Oregon

FLAXEL, TODD & FLAXEL  
ATTORNEYS AT LAW  
880 CALIFORNIA  
NORTH BEND, OREGON  
TELEPHONE 788-4157

7417

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Oregon Title Insurance Company  
this 21st day of September A. D. 1967 at 2:36 o'clock P. M., and  
duly recorded in Vol. M 67, of Needs on Page 7416

DOROTHY ROGERS, County Clerk

Fee \$ 3.00

By Carol L. Hester