

17623

7354

KNOW ALL MEN BY THESE PRESENTS, That Wilson C. Elms and Doris M. Elms husband and wife

in consideration of Ten Dollars, hereinafter called the grantor, Dollars,

to grantor paid by Jay I. Mayfield and Julia M. Mayfield husband and wife, 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: LOTS, 16, 15, 14, 13, 12, 11, of Block 1 and Lots 2, 3, 4, 5 of Block 2, of NORTH BEAVER MARSH ADDITION, Klamath County, Oregon.

SUBJECT TO:

1. Conditions and recitals, including the terms and provisions thereof, as set out in that certain deed to State of Oregon, by and through its State highway Commission, recorded December 10, 1954, in Volume 271 at page 112, Deed Records of Klamath County, Oregon.

2. Conditions and restrictions, including the terms and provisions thereof, as set forth in that certain lease between the United States of America, re orded December 4, 1952, in Volume 258 at Page 128 Deed Records of Klamath County, Oregon.

3. Reservations, including the terms and provisions thereof, as to set back lines and utility easements set out on the plat and in the Dedication of North Beaver Marsh Addition.

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 stated.

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 13 day of October, 1967.

Wilson C. Elms (SEAL)

Doris M. Elms (SEAL)

(SEAL)

(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath, ss. October 13th, 1967

Personally appeared the above named Wilson C. Elms and Doris M. Elms,

husband and wife,

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

Before me:

Helen O. Bouchner

Notary Public for Oregon

My commission expires 11/25/68

(OFFICIAL SEAL)

# WARRANTY DEED

TO

AFTER RECORDING RETURN TO

W. C. Elms  
Box 60  
Chemult, Oregon 97731

(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 instrument was received for record on the 13 day of October, 1967, at 11:23 o'clock A.M., and recorded in book M-67 on page 7954.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By Deputy

Deputy.