

69-1577

19578

WARRANTY DEED

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GEORGE H. ANDERSON and DOROTHY H. ANDERSON, husband and wife, hereinafter called grantor, conveys to HOWARD G. NELSON and YVONNE M. NELSON, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Beginning at the iron pin which marks the Northwest corner of Lot 51 of HOMECREST SUBDIVISION in the NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian and running thence North 89° 49' East along the North line of Lot 51 of HOMECREST, a distance of 60 feet to an iron pin; thence South 0° 11' East a distance of 120 feet to an iron pin; thence South 89° 49' West a distance of 60 feet to an iron pin on the West line of Lot 51; thence North 0° 11' West along the West line of Lot 51 a distance of 120 feet, more or less, to the point of beginning. Said tract being a portion of Lot 51, Block H of HOMECREST in the NW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian.

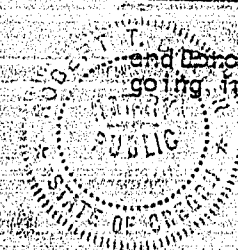
SUBJECT TO: that certain Mortgage, including the terms and provisions thereof, executed by Robert E. Garrison and Terri Garrison, husband and wife, to The Bank of Klamath Falls, a corporation, dated July 24, 1958 and recorded July 25, 1958 in Volume 183 at page 613, Mortgage Records of Klamath County, Oregon, given to secure payment of \$14,800.00 as evidenced by a note of even date, which the grantees herein expressly assume and agree to pay.

and covenants that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water-user and sanitation districts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. The true and actual consideration for this transfer is \$12,000.00. The foregoing recital of consideration is true as I verily believe.

Dated this 13<sup>th</sup> day of January 1968

*George H. Anderson*  
*Dorothy H. Anderson*

STATE OF OREGON  
County of Clatsop  
JANUARY 13, 1968



Personally appeared the above named George H. Anderson and Dorothy H. Anderson, Husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before Me:

Return to  
DURANT RENTAL  
2000 S. 6<sup>th</sup> St.  
Astoria

*Notary Public*  
Notary Public for Oregon  
My commission expires: 6-24-69

342 A

STATE OF OREGON, } ss  
County of Klamath }

Filed for record at request of

Transamerica Title Insurance Co.

on this 15 day of January A. D. 19 68

at 2:34 o'clock P.M. and duly

recorded in Vol. M-68 of Deeds

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DOROTHY ROGERS, County Clerk

By Marie Bell Deputy

Fee 3.00