

19562

68-01 RAP
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HARLEY J. HART and PATRICIA M. HART, husband and wife, hereinafter called the Grantors, in consideration of Ten and More Dollars to Grantors paid by JAMES L. WALKER and ROMA J. WALKER, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in Block 3 "Hodges Addition to Merrill" and in Tract 18, "Merrill Tracts", in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the Southeast corner of said Block 3, "Hodges Addition to Merrill"; thence West along the South line of said Block 3 a distance of 13.86 feet to a three-quarter inch iron pin on the Southwest corner of said Block 3; said point also being the Southeast corner of said Tract 18, of "Merrill Tracts"; thence continuing West along the South line of said Tract 18 a distance of 121.14 feet to a point; thence North 00 deg. 25' West parallel with the East line of said Block 3 a distance of 125.00 feet to a point; thence East parallel with the South line of said Tract 18 and said Block 3 a distance of 135.00 feet to a one-half inch iron pin on the East line of said Block 3; thence South 00 deg. 25' East along the East line of said Block 3 a distance of 125.00 feet to the point of beginning.

SUBJECT TO: (1) Easements for the construction and maintenance of future public utilities, irrigation and drainage along the Northerly 8 feet thereof, (2) Last half of 1967-68 taxes, (3) Liens of the City of Merrill, if any, and easements and rights of way of record or apparent on the land.

To Have and to Hold the above described and granted premises unto the said Grantees, as tenants by the entirety, their heirs and assigns forever.

And Grantors hereby covenant to and with Grantees and the heirs of the survivor and their assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above stated, and that Grantors 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.

CHATBURN & BRICKNER
ATTORNEYS AT LAW
MERRILL, OREGON

347

WITNESS Grantors' hands and seals this 12th day of
October, 1967.

Harley J. Hart (SEAL)
HARLEY J. HART
Patricia M. Hart (SEAL)
PATRICIA M. HART

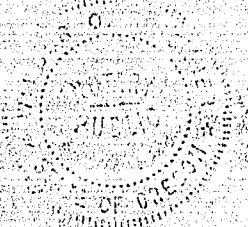
STATE OF OREGON }
County of Klamath } ss

October 12, 1967

Personally appeared the above named Harley J. Hart and
Patricia M. Hart, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Wilbur O. Bruckner
Notary Public for Oregon
My comm. expires Oct. 29, 1967



STATE OF OREGON, }
County of Klamath } ss

Filed for record at request of

Transamerica Title Insurance Co.

on this 15 day of January A. D. 1968

at 2:38 o'clock P. M. and duly

recorded in Vol. M-68 of Deeds

Page 346

DOROTHY ROGERS, County Clerk

By M. J. Hale Deputy
Fee 3.00

28