

1967

68-616 WAP

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KNOW ALL MEN BY THESE PRESENTS, That JOSEPH E. HELBERT and ELIZABETH F. HELBERT formerly known as ELIZABETH F. CARSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES D. NANCE and ANNA L. NANCE, 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 13 and 14 and all of vacated Jones Avenue adjoining said Lots 13 and 14 on the North, PIEDMONT HEIGHTS

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; reservations as set forth in Deed from Marie A. Bird, et vir, to Edward Vandenburg, recorded January 15, 1946 in Deed Volume 184 at page 154, Records of Klamath County, Oregon as follows: "subject to all roads and easements of record or visible on the premises."; Trust Deed, including the terms and provisions thereof, dated February 3, 1965, recorded February 4, 1965 in Mortgage Volume 228 at page 456, given to secure payment of \$19,600.00 with interest thereon and future advances as may be provided therein, executed by Max A. Carson and Elizabeth F. Carson, husband and wife, to William Ganong, trustee for beneficiary, First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, which Trust Deed and promissory note grantees agree and assume to pay according to the terms thereof.

To Have and to Hold the same 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 shown above

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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 26,000.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 20th day of May, 1968

WASHINGTON  
STATE OF OREGON, County of

Personally appeared the above named JOSEPH E. HELBERT and ELIZABETH F. HELBERT, husband and wife

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

(OFFICIAL SEAL)

Before me,

Notary Public for Oregon

My commission expires

2-7-71

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

# WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Silani Realty  
314 So. 7th Street  
City

(DON'T USE THIS  
SPACE! RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

1.50

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20 day of June, 1968, at 1:45 P.M., and recorded in book M 68 on page 5511. Record of Deeds of said County.

Witness my hand and seal of County affixed.

DOROTHY ROGERS

COUNTY CLERK

Title.

Deputy.