

A-19104

25359  
WARRANTY DEED

Vol. M68 PAGE 7454

CARL F. CARLSON and ALMA E. CARLSON, husband and wife, herein-  
after called grantor convey to JERRY MENESTRINA and NANCY MENESTRINA,  
husband and wife, all that real property situated in Klamath County,  
State of Oregon described as:

Beginning at a point on the Westerly line of Prospect Street  
42 feet Southerly along said line from its intersection with  
the Southerly line of Rose Street; thence continuing Southerly  
along said West line of Prospect Street a distance of 53.3  
feet; thence North 78°15' West 66 feet; thence North, parallel  
with Ninth Street a distance of 60 feet to the Northwestern  
line of closed Roosevelt Street; thence Northeasterly along  
the North line of closed Roosevelt Street a distance of 4.6  
feet; thence Southeasterly, parallel with Rose Street, 108.2  
feet, more or less, to the place of beginning, being a portion  
of Lot 1 in Block 18 of First Addition to the City of Klamath  
Falls, Oregon, and a portion of closed Roosevelt Street  
adjoining said lot.

SUBJECT TO: An agreement, including the terms and provisions  
thereof, between Roderick M. Smith, a single man, First Party  
and Carl F. Carlson and Alma E. Carlson, husband and wife,  
Second parties, dated July 3, 1968, and recorded July 5, 1968  
in Microfilm records M68 on page 6131, records of Klamath  
County, Oregon, to provide a common driveway easement.

and covenant that grantor is the owner of the above described property  
free of all encumbrances except reservations, easements, restrictions  
and rights of way of record and those apparent upon the land; 1968-69  
taxes are now a lien but not yet payable; 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 \$9,500.00.

The foregoing recital of consideration is true as I verily believe.

Dated this 12<sup>th</sup> day of August, 1968.

X Carl F. Carlson  
X Alma E. Carlson

STATE OF OREGON )  
County of Klamath ) ss.  
August 12<sup>th</sup> 1968. )

Personally appeared the above-named Carl F. Carlson and Alma E.  
Carlson, husband and wife, and acknowledged the foregoing instrument  
to be their voluntary act. Before me:

Bruce L. Durant  
Notary Public for Oregon  
My Commission expires: August 22, 1970

State of Oregon, County of Klamath; ss.  
Filed for record at request of Klamath County Title Company, Inc.  
this 15th day of August, A.D. 1968, at 4:04 o'clock P.M., and  
only recorded in Vol. M68, of Deeds on Page 7164.  
DOROTHY ROGERS, County Clerk  
By Carol Wheeler  
Fee \$ 1.50

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