

A-19104

25359
WARRANTY DEED

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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 12th day of August, 1968.

X Carl F. Carlson
X Alma E. Carlson

NOTARY PUBLIC
STATE OF OREGON
County of Klamath
August 12th 1968.) ss.

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 S. Poyant
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 on
this 15th day of August A.D. 1968 at 4:01 o'clock P.M. and
duly recorded in Vol. M.68, of Deeds on Page 7154.
DOROTHY ROGERS, County Clerk

Fee \$ 1.50

By Carl F. Carlson

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