

1967

VOL. 267 PAGE

KNOW ALL MEN BY THESE PRESENTS, That ELMO W. GRIFFITH AND DOROTHY GRIFFITH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES C. ROBERTS AND PATSY J. ROBERTS, 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:

All that portion of Lot 34, of ELMWOOD PARK, according to the official plat thereof on file in Klamath County, Oregon, described as follows:

Beginning at a point on the Westerly line of Tract 34 of ELMWOOD PARK, which point is South along the Easterly boundary of Summers Lane a distance of 161.1 feet from the Northwest corner of said lot 34; thence running South 89 deg. 46' East a distance of 187.5 feet to the Westerly line of parcel of land conveyed to Everett R. Dennis, et ux, by deed recorded on page 76 of Volume 264 of Deeds; thence South along said line a distance 5 feet, more or less, to the Northwest corner of a parcel of land conveyed to Everett R. Dennis, et ux, by deed recorded on page 296 of Volume 274 of Deeds; thence West along the North line of said parcel a distance of 30 feet; thence South along the West line of said parcel a distance of 90 feet to the Southerly line of said Lot 34; thence North 89 deg. 46' West along said South line a distance of 114.6 feet; thence North 54 deg. 01½' West a distance of 53.0 feet to the Easterly line of Summers Lane, thence a distance of 64.1 feet, more or less, to the point of beginning.

SUBJECT TO: contract and/or lien for irrigation and/or drainage and to reservations, easements and rights of way of record and those apparent on the land. Also subject to the regulations, liens, assessments, and laws relating to the South Suburban Sanitary District.

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 save and except as above stated.

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 \$ 16,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~part of~~ the whole consideration (indicate which) ☐ the whole consideration

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 23rd day of January, 19 69.

Elmo W. Griffith
Dorothy Griffith

STATE OF OREGON, County of Klamath) ss. January 23, 19 69.
Personally appeared the above named Elmo W. Griffith and Dorothy Griffith, husband and wife,

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

Before me: *Burton E. Gray*
Notary Public for Oregon
My commission expires June 14, 1970.

NOTE—The difference between the symbols ☐ and ☐ should be deleted. See Chapter 452, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

ELMO W. GRIFFITH AND

DOROTHY GRIFFITH

TO

JAMES C. ROBERTS AND

PATSY J. ROBERTS

AFTER RECORDING RETURN TO

grantee
237 E. Main
city

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of January, 19 69, at 7:23 o'clock P.M. and recorded in book M. 69 on page 607. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. MILNE

COUNTY CLERK Title

By *Cara Wheeler* Deputy

FEB 1 1970