

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That C. O. CARLSTROM and LOUISE A. CARLSTROM, his wife, parties of the first part, to them paid by MERLE F. MANN and THELMA L. MANN, husband and wife, have bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto the said MERLE F. MANN and THELMA L. MANN, their heirs and assigns, all of the following bounded and described real property situated in the County of Klamath, State of Oregon:

Beginning at the Northwesterly corner of Lot 26, FRONTIER TRACTS, a platted portion of Klamath County, Oregon, according to the official plat thereof on file in Klamath County, Oregon; thence N. 89°17' E. 58.38 feet to a point; thence N. 0°25' E. 165 feet to the true point of beginning; continuing thence N. 0°25' E. 48 feet to a point; thence South 89°17' West and parallel with the North line of said Lot 26, FRONTIER TRACTS 138.6 feet, more or less to the Easterly right of way line of the Klamath Falls-Rocky Point Highway; thence Southeasterly along the said Easterly right of way line 51.1 feet, more or less to a point from which the point of beginning lies N. 89°17' E. 120.6 feet; thence North 89°17' East 126.6 feet to the point of beginning.

SUBJECT TO:

Reservation that no commercial enterprise or enterprises shall be operated on the above-described real property, and subject to taxes for the fiscal year 1968-69.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all its estate, right, title and interest at law and equity therein and thereto except as above limited.

DO HAVE AND TO HOLD, the above-described and granted premises unto the said MERLE F. MANN and THELMA L. MANN, their heirs and assigns forever. And the said C. O. CARLSTROM and LOUISE A. CARLSTROM, grantors above named, does covenant to and with MERLE F. MANN and THELMA L. MANN, grantees above named, their heirs and assigns, that they, C. O. CARLSTROM and LOUISE A. CARLSTROM, are lawfully seized in fee simple of the above-granted premises, that

the above-granted premises are free and clear from all encumbrances except as above stated, and that it will and its successors shall warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer stated in terms of dollars is Nine Hundred and no/100 Dollars (\$900.00).

IN WITNESS WHEREOF, grantors have hereunto set their hands this 27 day of January, 1969.

C.O. Carlstrom
C.O. CARLSTROM

Louise A. Carlstrom
LOUISE A. CARLSTROM

STATE OF NEVADA)
County of Ormsby) ss.

Personally appeared the above named C. O. CARLSTROM and LOUISE A. CARLSTROM and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Isola M. Langley*
Notary Public for Nevada
My Commission Expires: 7/18/72



STATE OF OREGON, COUNTY OF KLAMATH

30 day of January A.D. 1969 at 1:00 P.M. and
filed in Vol. 169 of Deeds on Page 777

Wm D. MILNE, County Clerk