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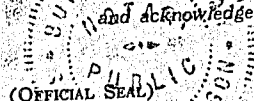
STEVEN J. HARRIS LAW FIRM, P.C., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That LEE HIXON, a single man,

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by CHARLES T. MC MELLIN AND MABEL MC MELLIN, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:Beginning at the Northwest corner of Lot 2 in Block 18 of HOT SPRINGS ADDITION to the
City of Klamath Falls, Oregon; thence Southeasterly along the Southwesterly line of
said Lot 2, 90 feet; thence Easterly parallel with Manzanita Street, 37½ feet; thence
Northwesterly at right angles to Manzanita Street, 90 feet to the Southerly line of
Manzanita Street; thence Southwesterly along the Southerly line of Manzanita Street,
37½ feet to the place of beginning.SUBJECT TO: Subject to reservations, restrictions, easements and rights of way
of record, and those apparent on the land.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 encumbrancesand that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$1,800.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) not applicableIn construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 1st day of April, 1969

Lee Hixon

STATE OF OREGON, County of Klamath ss. Lee Hixon, a single man

Personally appeared the above named
and acknowledged the foregoing instrument to be his voluntary act and deed.Before me: Ruston E. Gray
Notary Public for Oregon
My commission expires June 14, 1970

NOTE—The sentence between the symbols ©. If not applicable, should be deleted. See Chapter 461, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

LEE HIXON

TO
CHARLES T. MC MELLIN AND
MABEL MC MELLIN

AFTER RECORDING RETURN TO

TRANSAMERICA TITLE INSURANCE CO.
600 MAIN STREET
KLAMATH FALLS, OREGON 97601(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
2nd day of APRIL, 19 69
at 5:40 o'clock P.M., and recorded
in book M-69 on page 2393
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

WM D. MILNE

COUNTY CLERK

Title.

Charles T. Houston
Deputy.