

A-19588

34437

WARRANTY DEED

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HELENE O. HORNBY, a single woman, hereinafter called grantor, conveys to DAVID BENJAMIN SOUTHWELL and MARJORIE IDA SOUTHWELL, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Beginning at a point 1504 feet East of the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5 in Township 39 South of Range 9 East of Willamette Meridian, being the point of intersection of the Westerly line of roadway deeded to the County by A. O. Hilliard as recorded in Book 72 of Deed Records of Klamath County, Oregon, at page 526 thereof with the South line of Lot 1 of said Section; thence South along the Westerly line of road 100 feet to the Northeast corner of property herein conveyed; thence continuing South along the Westerly line of road 45 feet; thence West at right angles 200 feet; thence North at right angles 45 feet; thence East at right angles 200 feet to the point of beginning, being a portion of the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 5, and having a frontage of 45 feet on said county road with a depth of 200 feet.

and covenants that grantor is the owner of the above-described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land, 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 Eight Thousand Five Hundred and No/100ths, (\$8,500.00) DOLLARS.

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

Dated this 16th day of April, 1969.

STATE OF OREGON)
County of Klamath) ss.

April 16, 1969

Personally appeared the above-named HELENE O. HORNBY, a single woman, and acknowledged the foregoing instrument to be her voluntary act. Before me:

William N. Lauthier
Notary Public for Oregon
My Commission Expires: July 26, 1970

STATE OF OREGON,
County of Klamath

Filed for record at request of

Klamath County Title Co.

on this 25th day of April, A.D. 1969

at 4:23 o'clock P. M. and duly

Return to
First National Bank of Oregon, ended in Vol. M-69 of Deeds

P.O. Box 1011

Klamath Falls, Oregon 97601

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Wm. D. MILNE, County Clerk

By Charles N. Lauthier

Fee \$1.50

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