

1967/50

KNOW ALL MEN BY THESE PRESENTS, That W. M. SIEDOW and SUSIE A. SIEDOW, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERNICE O. WARNER, a married woman,

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:

Lot Ten (10) of Block Forty-one (41) of Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof duly recorded in the office of the County Clerk of Klamath County, Oregon. ALSO, Beginning at the Southerly corner common to Lots 10 and 11 of Block 41 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence North-easterly along the Westerly line of said Lot 11 a distance of 138.7 feet, more or less, to corner of Lots 10 and 11 at intersection with Auburn Street; thence Northeasterly along Auburn Street and the Westerly line of said Lot 11 a distance of 8.16 feet to an iron pipe; thence Southerly at an angle 32° 50' Easterly from Auburn Street, a distance of 75.44 feet to an iron pipe; thence Southerly at an angle 30° 35' Westerly from last course a distance of 70.3 feet to a cross on the cement sidewalk marking the Southerly Boundary of said Lot 11 and Alameda Avenue at a point which is 1.0 foot Easterly from the Southerly corner common to Lots 10 and 11; thence 1.0 foot Westerly to the point of beginning.

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 except as noted of record and those apparent upon the land, if any;

and 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 \$ -0- ~~There is no consideration paid for this transfer, stated in terms of dollars, is \$ -0-.~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 23rd day of April, 1969.

W. M. SIEDOW

SUSIE A. SIEDOW

April 23, 1969

STATE OF OREGON, County of Klamath, ss. W. M. SIEDOW and SUSIE A. SIEDOW,

Personally appeared the above named husband and wife,

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

Before me:

Margaret E. Goakey

Notary Public for Oregon

My commission expires 3-19-73

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

W. M. SIEDOW, et ux

TO BERNICE O. WARNER

AFTER RECORDING RETURN TO

O. W. GOAKEY
Attorney At Law
Suite 214 - 215
First National Bank Bldg.
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
25th day of April, 1969,
at 1:21 o'clock P.M., and recorded
in book M-69 on page 3083.

Record of Deeds of said County
Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Charles H. Kristman Deputy