

35733

WARRANTY DEED

10/69 PAGE 8467

BOBBY ALLEN DORTCH and MARY HELEN DORTCH, husband and wife, hereinafter called grantor, convey to HILTON THOMAS, a single man, all that real property situated in Klamath County, State of Oregon, described as:

A tract of land situate in the NW1/4 SW1/4 of Section 32, T 39 S, R 10 E, W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Hill Road, a County Road, as the same now exists, said point being S 89°56'30" E, 290.24 feet and N 09°16'51" W, 69.96 feet from the SW corner NW1/4 SW1/4 of said Section 32; thence from said point of beginning, N 09°16'51" W, along the easterly right-of-way line of said Hill Road, 110.00 feet; thence at right angles, N 80°43'09" E, 200.00 feet; thence S 08°33'56" E, 110.00 feet; thence S 80°43'09" W, 198.62 feet to the point of beginning containing 0.50 acres. The bearings of this description are based on recorded survey No. 1256 in the Klamath County Surveyor's office;

and covenant 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; 1969-70 taxes which are now a lien but not yet payable, 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 Two Thousand Five Hundred and No/100ths (\$2,500.00) DOLLARS.

The foregoing recital of consideration is true as

I verily believe.

Dated this 10 day of September, 1969.

*Bobby Allen Dortch*  
*Mary Helen Dortch*

STATE OF OREGON ) ss.  
County of Klamath)

September 10, 1969

Personally appeared the above-named BOBBY ALLEN DORTCH and MARY HELEN DORTCH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Notary Public for Oregon  
My Commission Expires: 7-6-23-1970

Filed for record at request of Transamerica Title Ins. Co. on 2nd day of October 1969 at 3:44 P.M. and

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Fee \$1.50

Wm D. MILNE, County Clerk  
By *Charles F. Christman*

Return to:  
Wright Realty, 1213 Main St, Astoria

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