

OCT 21 10 52 AM 1969

36157 VOL 2261 PAGE 8964

KNOW ALL MEN BY THESE PRESENTS, That WESLEY A. POWLESS and BETTY J. POWLESS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT E. JONES and BETTY L. JONES, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 2 of KELENE GARDENS, Klamath County, Oregon

SUBJECT TO: 1. The 1969-1970 Taxes

2. All acreage and use limitations of the United State, and liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

3. Regulations, liens, assessments and laws of the South Suburban Sanitary District relating thereto.

4. Building and use conditions and restrictions of record.

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 Trust Deed recorded May 11, 1966 in Klamath County Record Book M-66 at page 5085, in the name of Wesley A. Powless and Betty J. Powless, husband and wife, to Oregon Title Insurance Co., an Oregon corporation, trustee for beneficiary, Commonwealth, Inc. an Oregon corporation, and assigned on September 29, 1966 to The New York Bank for Savings, which grantees hereby agree to assume and pay.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful 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 \$14,400.00

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

WITNESS grantor's hand this 17 day of October, 1969.

Wesley A. Powless

Betty J. Powless

STATE OF OREGON, County of Klamath

October 17th, 1969

Personally appeared the above named WESLEY A. POWLESS and BETTY J. POWLESS, husband and wife,

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

(OFFICIAL SEAL)

Before me:

Shirley D. Bouchner

Notary Public for Oregon

My commission expires 11/25/72

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

Wesley A. Powless and

Betty J. Powless

TO

Albert E. Jones and

Betty L. Jones

AFTER RECORDING RETURN TO

No. TRANSAMERICA TITLE INSURANCE CO.
600 MAIN STREET
KLAMATH FALLS, OREGON 97601

FEE \$ 1.50

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of October, 1969, at 10:52 o'clock A.M., and recorded in book M-69 on page 8964.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

COUNTY CLERK

By: Charles K. Bouchner Deputy