

70-174

FORM No. 633—WARRANTY DEED

38736

VOL 1180 PAGE 1180-124
STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

FEB 16 3 14 PM 1970

KNOW ALL MEN BY THESE PRESENTS, That Wilbur Eggsman and Mable S. Eggsman, husband and wife, hereinafter called the grantor, in consideration of fifteen hundred and no/100 (\$1,500.00) Dollars, to grantor paid by D.M.Hess, a single man, 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: a tract of land situate in the Northeast quarter of the Northeast quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section twenty-one (21), in Township thirty-four (34), South of Range eight (8), East of the Willamette Meridian, more particularly described as follows: all that portion of the said Northeast quarter of the County Road and containing 10.68 acres, more or less, and subject to easements or rights of way of record or apparent upon the ground,

To Have and to Hold the above described and granted premises 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 above mentioned,

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 as above mentioned.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand and seal this 16th day of February, 1970.

Wilbur Eggsman (SEAL)
Mable S. Eggsman (SEAL)

(ORS 93.490)
STATE OF OREGON, County of Klamath ss. February 16, 1970.
Personally appeared the above named Wilbur Eggsman and Mable S. Eggsman, husband and wife, their voluntary act and deed, and acknowledged the foregoing instrument to be.

Before me: A.C. Gorden
Notary Public for Oregon
My commission expires May 16, 1971.

WARRANTY DEED

Wilbur Eggsman and wife

TO
D.M.Hess, a single man.

AFTER RECORDING RETURN TO

D.M.Hess,
Box 375
Sprague River,
Oregon.

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of February, 1970 at 3:14 o'clock P.M., and recorded in book M-70 on page 1180. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

County Clerk-Recorder.

FEE \$ 1.50

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By Charles H. Hartman Deputy.