

FEB 18 11 45 AM 1970

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, THAT GEORGE G. VLAHOS and DONNA J. VLAHOS, husband and wife, hereinafter referred to as Grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto ERNEST W. BOLINGER, JR. and EVELYN S. BOLINGER, husband and wife, hereinafter referred to as Grantees, their 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:

The West 95 feet of Lot 20, Block 5 DIXON ADDITION, Klamath County, Oregon;

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;

2. Reservations in the Dedication of Dixon Addition;

3. Reservations as set forth in the Deed from Wallace J. Stevenson and Emma F. Stevenson, his wife, to T. B. Haskell and Joan James Haskell, husband and wife, dated October 14, 1947, recorded October 21, 1947, in Volume 212 at page 47 as follows: "Reserving unto the Grantors their heirs and assigns, the easements and right to use with grantees, their heirs and assigns, hot water well on said premises, connection to be made to present coils, and any expense of repairing or renewing coil in well to be borne equally by the parties, their heirs and assigns.";

4. Trust Deed, including the terms and provisions thereof, dated September 8, 1965, recorded September 9, 1965, in M-65 at page 1544, given to secure the payment of \$14,950.00, with interest thereon and such future advances as may be provided therein, executed by George G. Vlahos and Donna J. Vlahos, husband and wife, to Oregon Title Insurance Company, trustee for beneficiary First National Bank of Oregon, which trust deed Grantees assume and agree to pay.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances, except as hereinabove set forth, and that

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BOIVIN, BOIVIN  
& KOSTA  
ATTORNEYS AT LAW  
210 BOIVIN BUILDING  
KLAMATH FALLS,  
OREGON 97601  
TELEPHONE 884-8101



1 Grantors will warrant and forever defend the above-granted  
 2 premises and every part and parcel thereof against the lawful  
 3 claims and demands of all persons whomsoever, except those claim-  
 4 ing under the above-described encumbrances.

5 The true and actual consideration paid for this transfer  
 6 stated in terms of dollars is the sum of Fifteen Thousand Four  
 7 Hundred Two and 96/100 Dollars (\$15,402.96).

8 WITNESS Grantors' hands this 18<sup>th</sup> day of February, 1970.

9 George G. Vlahos

10 Donna J. Vlahos

11  
 12  
 13 STATE OF OREGON )  
 14 ) ss.  
 County of Klamath )

15 On this 18<sup>th</sup> day of February, 1970, personally appeared  
 16 before me, the undersigned, a Notary Public in and for said County  
 17 and State, the within named George G. Vlahos and Donna J. Vlahos,  
 18 husband and wife, who are known to me to be the identical  
 individuals described herein, and who acknowledged that they  
 executed the within instrument freely and voluntarily.

19 Lois J. Eriksen  
 20 Notary Public for Oregon  
 21 My Commission Expires: 4/26/70

22  
 23  
 24  
 25 STATE OF OREGON; COUNTY OF KLAMATH; ss.

26 Filed for record at request of Mr. and Mrs. Ernest Bilinger, Jr.  
 27 this 18<sup>th</sup> day of February A. D. 1970 at 11:42 o'clock A.M., and  
 28 duly recorded in Vol. M70, of Deeds on Page 1249

29 Wm D. MILNE, County Clerk  
 30 By Phyllis L. Lutz  
 31 fee \$3.00

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