

10-157  
FEB 24 3 23 PM 1970

1970 VOL 170 PAGE 1443

WARRANTY DEED

\*\*\*\*\*

KNOW ALL MEN BY THESE PRESENTS, That L. E. DENT and  
JANET LEE DENT, husband and wife, hereinafter called the Grantors,  
for the consideration hereinafter stated, to Grantors paid by  
JAMES H. PATTON and MARGIE G. PATTON, husband and wife, hereinafter  
called Grantees, do hereby grant, bargain, sell and convey unto  
the said Grantees and Grantees' 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 Westerly 100 feet of Lot 5 in Block 50  
of HOT SPRINGS ADDITION to the City of  
Klamath Falls, Klamath County, Oregon.

SUBJECT TO:

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

2. Driveway Agreement, including the terms and provisions  
thereof, contained in an instrument recorded December 10, 1941,  
in Deed Book 143 at page 187, Deed Records of Klamath County,  
Oregon;

3. Trust Deed, including the terms and provisions thereof,  
dated November 27, 1962, recorded November 30, 1962, in Mortgage  
Book 214, at page 282, given to secure the payment of \$13,000.00  
with interest thereon and such future advances as may be provided  
therein, executed by L. E. Dent and Janet Lee Dent, husband and  
wife, to Oregon Title Company of Klamath County, trustee for  
beneficiary, The First National Bank of Oregon, Portland, which  
trust deed Grantees assume and agree to pay.  
TO HAVE AND TO HOLD the same unto the said Grantee 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  
Grantors 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

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

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1 above described encumbrances.

2 The true and actual consideration paid for this transfer,  
3 stated in terms of dollars, is the sum of Fifteen Thousand Eight  
4 Hundred Forty-One and 46/100 Dollars (\$15,841.46).

5 WITNESS Grantors' hands this 11th day of February, 1970.

6  
7 L.E. Dent  
8 Janet Lee Dent  
9

10 STATE OF OREGON )  
11 LANE ) ss.  
12 County of ~~Klamath~~ )

13 On this 11th day of February, 1970, personally appeared  
14 before me the above named L. E. DENT and JANET LEE DENT, husband  
15 and wife, who are known to me to be the identical individuals  
16 described herein, and who acknowledged to me that they executed  
17 the within instrument freely and voluntarily.

18  
19 [Signature]  
20 Notary Public for Oregon  
21 My Commission Expires: 7-30-73

22 STATE OF OREGON, }  
23 County of Klamath } ss.

24 Filed for record at request of:  
25 Transamerica Title Ins. Co.  
26 on this 24th day of February A. D. 19 70  
27 at 3:23 o'clock P. M. and duly  
28 recorded in Vol. M-70 of Deeds  
29 Page 1443

30 WM-D. MILNE, County Clerk  
31 By [Signature] Deputy.  
32 Fee \$3.00

Return to  
al Schneck  
11 N. 7th  
City

BOIVIN, BOIVIN  
& KOSTA  
ATTORNEYS AT LAW  
210 BOIVIN BUILDING  
KLAMATH FALLS,  
OREGON 97601  
TELEPHONE 684-8101

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