

1967/50

KNOW ALL MEN BY THESE PRESENTS, That JAMES D. HELM and SHIRLEY L. HELM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN LEROY SHOBERG and ELVIRA SHOBERG, 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 57 of SKYLINE VIEW, Klamath County, Oregon

SUBJECT TO:

1. Taxes for the fiscal year 1970-71;
2. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
3. Reservations, conditions, and restrictions in the Dedication of Skyline View, omitting restrictions herein, if any based on race, color, religion or national origin;
4. Regulations and laws relating to Skyline View District Improvement company.

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 as hereinabove set forth

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 \$18,650.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 15th day of October, 1970.

STATE OF OREGON, County of Lane, ss. October 1, 1970.
Personally appeared the above named JAMES D. HELM and SHIRLEY L. HELM, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Emma H. Taylor
Notary Public for Oregon
My commission expires June 3, 1973.

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

TO

AFTER RECORDING RETURN TO

Boivin & Boivin
Boivin Bldg
City

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 7th day of October, 1970, at 3:15 o'clock P.M., and recorded in book M70 on page 9009. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk Title.
By Arthur W. [Signature] Deputy

Fee \$1.50