

KNOW ALL MEN BY THESE PRESENTS, That **BILLY J. HELTON and RUTH N. HELTON**, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **LUCILLE M. NELSON**

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:

The Northwesterly 88 feet of Lot 5 in Block 50 in FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, described as follows: Beginning at the Northwesterly corner of said Block 50, thence in a Northeasterly direction along the Southerly line of Washington Street in said Addition 53.2 feet to the Northeasterly corner of said Lot 5, thence in a Southeasterly direction parallel with Fourth Street in said Addition 88 feet; thence in a Southwesterly direction parallel with Washington Street 53.2 feet to the Westerly line of said Lot 5, thence in a Northwesterly direction along the Easterly line of Fourth Street 88 feet to the place of beginning.

SUBJECT TO: 1970-71 real property taxes and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

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 above 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 \$ 27,500.00

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 8th day of October, 1970.

STATE OF OREGON, County of **Klamath**) ss. October 8, 1970
Personally appeared the above named **BILLY J. HELTON and RUTH N. HELTON**, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: **John A. Maass**
Notary Public for Oregon
My commission expires 7-2-74

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

Billy J. Helton et ux

TO

Lucille M. Nelson

AFTER RECORDING RETURN TO

TRANSAMERICA TITLE INSURANCE CO.
600 MAIN STREET
KLAMATH FALLS, OREGON 97601

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

fee \$1.50

STATE OF OREGON, } ss.
County of **Klamath**

I certify that the within instrument was received for record on the 8th day of October, 1970 at 10:57 o'clock A.M., and recorded in book M70 on page 9020 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By **Phyllis L. Luttich** Deputy