

1967/50

KNOW ALL MEN BY THESE PRESENTS, That LUCILLE M. NELSON

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by BILLY J. HELTON and RUTH N. HELTON, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 of SUMMERS HEIGHTS, Klamath County, Oregon.

SUBJECT TO: 1970-71 real property taxes and all future real property taxes
and assessments; contracts, liens, assessments, rules and regulations for
irrigation, drainage and sewage; contracts, agreements, reservations, re-
strictions, easements and rights of way of record, and those apparent on
the land; Mortgage, including the terms and provisions thereof, executed by
Lucille M. Nelson, a widow, to First Federal Savings & Loan Association
of Klamath Falls, dated July 21, 1959, recorded July 22, 1959, in Volume
191 at page 496, Mortgage Records of Klamath County, Oregon, which said
mortgage Grantees herein assume and agree to pay according to the terms
thereof and hold Grantor harmless therefrom.

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 law-
ful 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 \$15,721.00.
The whole consideration (indicate which) of the above stated consideration is the whole consideration (indicate which) of the above stated consideration.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 2nd day of October, 1970

Lucille M. Nelson

STATE OF OREGON, County of Klamath) ss. October 2nd, 1970
Personally appeared the above named LUCILLE M. NELSON,

and acknowledged the foregoing instrument to be her 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

Lucille M. Nelson

TO

Billy J. Helton, et ux

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,

County of Klamath) ss.

I certify that the within instru-
ment 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 9023
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk Title

By Phyllis L. Litch Deputy