

45660

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WARRANTY DEED

This Indenture Witnesseth, THAT WALTER W. FRENCH and LAURA FRENCH,

Husband and Wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

EUGENE D. FRENCH

his heirs and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit:

All that portion of Lots 11 and 12 of Block 3 of ALTAMONT ACRES, described as follows:

Beginning at the southerly line of Lot 11 aforesaid at a point thereon distant 76.9 feet Westerly from the Southeasterly corner of said Lot 11; thence West along the South line of said Lot 11, a distance of 80 feet; thence North and parallel with the East line of said Lots 217.6 feet to the North line of Lot 12; thence East along said North line of said Lot, 80 feet; thence South and parallel with East line of said Lots 11 and 12, a distance of 217.6 feet, more or less, to the place of beginning, EXCEPT the southerly 5 feet of the Westerly 80 feet of the Easterly 156.9 feet of Lot 11, Block 3, ALTAMONT ACRES, conveyed to Klamath County by deed recorded May 19, 1961 in Volume 329 at page 577, Records of Klamath County, Oregon;

SUBJECT TO: Taxes for the current fiscal year 1970-71 which are now a lien, but not yet payable and easements of right-of-way of record or apparent on the land, if any; Contracts and/or liens for irrigation and/or drainage of Klamath Irrigation District; Regulations, liens, assessments and laws of South Suburban Sanitary District; Conditions and restrictions set forth in deed recorded in Volume 67 at page 603, Deed Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$.750.00 being

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee

his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owner in fee simple of said premises; that they are free from all incumbrances, except as above set out and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 9th day of October 1970.

(SEAL)

Walter W. French (SEAL)

(SEAL)

Laura French (SEAL)

STATE OF OREGON, County of Klamath) ss. October 1970

Personally appeared the above named Walter W. French and Laura French, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Return to

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

Carl V. McDonald
Notary Public for Oregon.
My commission expires April 4, 1971

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 12 day of October 1970, at 11:02 o'clock A.M., and recorded in book M70 on page 9097 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk—Recorder.

By Phyllis Littlejohn

Deputy

fee \$1.50

KNOW

OCT 12 11 02 AM 1970

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