

1967/50

KNOW ALL MEN BY THESE PRESENTS, That PAULINE V. CHRISTEN, life tenant, MAXINE CLAIRE ENSOR and PHYLLIS P. RUTLEDGE, remaindermen, as tenants in common, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MELVIN L. STEWART and MARY LOU STEWART,

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:

That portion of SE 1/4 of NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Summers Lane, which point in North 377.9 feet from the South boundary line of the NE 1/4 of NE 1/4 Township and Range aforesaid, and which point is also on the North line of the U.S.R.S. drainage canal; thence continuing North along the West line of Summers Lane a distance of 85 feet; thence South 88°54' West a distance of 233.7 feet to a point on the Easterly boundary of a second U.S.R.S. drainage canal; thence along said drainage canal South 4° 22' East a distance of 85.1 feet; thence North 88°54' East a distance of 229 feet more or less to the point of beginning.

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 reservations, restrictions, easements, and rights-of-way of record and those apparent upon the land,

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 \$4,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).<sup>①</sup>

In construing this deed and where the context so requires, the singular includes the plural. November 20, 1970

WITNESS grantor's hand this day of

Pauline V. Christen  
Maxine Claire Ensor  
Phyllis P. Rutledge  
By power of attorney  
STATE OF OREGON, County of Klamath, ss. November 20, 1970  
Personally appeared the above named Maxine Claire Ensor and Phyllis P. Rutledge,

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

Before me:

Calvin P. Peyton

Notary Public for Oregon

My commission expires 1/4/73

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the day of November 20, 1970 personally appeared

MAXINE CLAIRE ENSOR

who, being duly sworn (or affirmed), did say that he is the attorney in fact for PAULINE V. CHRISTEN

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

NOTARY PUBLIC FOR OREGON

My Commission Expires: 1/4/73

(Title of Officer)

10538

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company

this 25 day of Nov. A. D., 19 70 at 11:21 o'clock A M., and duly recorded in

Vol. M 70 of 10537 Deeds on Page 10537

WM. D. MILNE, County Clerk

By Sara Mathis

Fee \$3.00

*[Handwritten signature]*  
to

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