

71-90

48592

## WARRANTY DEED

VOL 71 PAGE 355

KNOW ALL MEN BY THESE PRESENTS, that JAMES K. COVERT and ALEXANDRA COVERT, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by GEORGE E. HERGESHEIMER and ELAINE L. HERGESHEIMER, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

A tract of land situated in the SW 1/4 NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the East line of Kennicott Country Estates subdivision and on the centerline of vacated Ogden Street, said point being North 89°47' East 550.00 feet and North 641.00 feet from the West one-fourth corner of said Section 12; thence

North along the centerline of said vacated Ogden Street 135.74 feet to a point on a 358.10 foot radius curve to the left (R-359.26 feet by D. V. 355, P 104), said point also being on the Southerly right-of-way line of Denver Ave; thence

Easterly along the arc of said curve and the Southerly right-of-way line of Denver Ave. 146.38 feet; thence

South 26°17'18" East radial to said curve 100.54 feet to the East line of that tract of land described in D. V. 355, P 104, Klamath County Deed Records; thence

South along the East line of said tract 82.18 feet; thence West 185.22 feet to the point of beginning.

SUBJECT TO: That certain trust deed, including the terms and provisions thereof, dated August 6, 1969, and recorded August 11, 1969, in M-69, page 6972, given to secure the payment of \$17,000.00, with interest thereon and such future advances as may be provided therein, executed by James K. Covert and Alexandra Covert to Transamerica Title Insurance Co., trustee for beneficiary First National Bank of Oregon and subsequently, by instrument recorded November 24, 1969, in Volume M-69 at page 9824, the interest of First National Bank of Oregon was assigned to Federal National Mortgage Association, which grantees hereby assume and agree to satisfy according to the provisions thereof.

WARRANTY DEED -1-

48592  
FORM No. 633-WARRANTY  
1967/50

KNOW A

to grantor paid

doc  
cer  
ual

1969 9 11 11 11

856

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are 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; rules, regulations and assessments of water-user districts, the boundaries of the described property being located therein, and that grantors 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 \$19,900.00.

WITNESS grantors' hands this 29th day of January, 1971.

James K. Covert  
Alexandra Covert

STATE OF TEXAS )  
County of Dallas ) ss.

Personally appeared the above named James K. Covert and acknowledged the foregoing instrument to be his voluntary act and deed.

Charlene Peterson  
NOTARY PUBLIC FOR TEXAS  
My Commission Expires: 6-1-71

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared the above named Alexandra Covert and acknowledged the foregoing instrument to be her voluntary act and deed.

Calvin P. Preston  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11/4/73

WARRANTY DEED -2-

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of TRANSAMERICA TITLE INSURANCE CO  
this 2nd day of FEBRUARY A. D., 19 71 at 8:57 o'clock A M., and duly recorded in  
Vol. M 71 of DEEDS on Page 855

Fee \$3.00

WM. D. MILNE, County Clerk  
By Hazel Drazil

15597  
FORM No. 633-WARRANT

1967/50

KNOW A

to grantor paid

does hereby gra  
certain real prop  
uated in the Co

15597  
9 13 11 11