FORM No. 633—WARRANTY DEED. 49219 VOL. M71 PAGE 1606

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967/SO

KNOW ALL MEN BY THESE PRESENTS, That Lambie & Molatore, a Co-partnership consisting of Kenneth E. Lambie & Leo D. Molatore

..., hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lambie, Molatore & Gerbert, a Co-partnership consisting of Kenneth E. Lambie, Leo D. Molatore and John E. Gerbert

..., 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:*

A portion of Lot 5, Block 48, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at a point on the southerwesterly line of said Lot 5, said point being S 37° 18' E a distance of 26.5 feet from the northwest corner of said Lot 5; thence S 37° 18' E along the southwesterly line of said Lot 5 a distance of 63.0 feet; thence N 52° 42' E a distance of 25.5 feet; thence N 37° 18' W a distance of 63.0 fee; thence S 52° 42' W a distance of 25.5 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

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 $ 10.00

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

WITNESS grantor's hand this 23 *day of* February *, 19* 71.

Kenneth E. Lambie

Leo D. Molatore

STATE OF OREGON, County of Klamath *) ss.* February 23 *, 19* 71

Personally appeared the above named Kenneth E. Lambie & Leo D. Molatore

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

(OFFICIAL SEAL)

Before me: Virginia M. Peterson

Notary Public for Oregon

My commission expires 1-22-74

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.

WARRANTY DEED

LAMBIE & MOLATORE

TO

LAMBIE, MOLATORE & GERBERT

AFTER RECORDING RETURN TO

1000 Pine St.

No. 633

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

21

Fee $1.50

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

I certify that the within instrument was received for record on the 25th *day of* February *, 19* 71 *at* 3:23 *o'clock* P *M., and recorded in book* M71 *on page* 1606 *Record of Deeds of said County.*

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk *Title.*

By Phyllis Kettelsen *Deputy*

RESERVED FOR REGISTRAR'S USE

28 VOL. 107 P. 69

Klamath Funeral Home, Box

(street, city or

DATE RECEIVED BY LOCAL REGISTRAR DEC 23 1970

266

A-20

A-2071

STATE

Co

Filed

on

at

re

P