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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JOSEPH L. ROGERS and PHYLLIS W. ROGERS, his wife, of Klamath County, State of Oregon, in consideration of Ten and no/100 (\$10.00) Dollars, to them paid by JOHN MADDEN and RUTH MADDEN, his wife, of Klamath County, State of Oregon, have bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto said JOHN MADDEN and RUTH MADDEN, his wife, their heirs and assigns, all the following bounded and described real property situated in the County of Klamath and State of Oregon:

Beginning at a point on the Southerly line of Grant Street, formerly Franklin Street, 25 feet Northeast from the most Westerly corner of Lot 6 in Block 63 of Nichols Addition to Linkville (now the City of Klamath Falls), Oregon; thence South and parallel with 8th Street, 80 feet; thence Northeasterly at right angles to 8th Street 40 feet to the Northeasterly line of said Lot 6; thence Northwesterly along the line between said Lot 6 and Lot 7 of said Block 63, 80 feet; thence Southwesterly along the Southerly line of Grant Street 40 feet to the place of beginning, being a portion of Lot 6 of Block 63, of Nichols Addition to Linkville (now the City of Klamath Falls), Oregon.

Subject to Reservation in deed from L. M. Hannen, a single man to George B. Chamberlin, dated April 15, 1920, recorded April 22, 1920, on page 426 of Vol. 53 of Deeds, as follows: "There is reserved from the premises above described a right of way for sewer across same in location to be designated by the grantor herein or his agent or representative..the grantee herein..agrees to observe the reservation herein..before mentioned as part consideration for this conveyance. The grantor guarantees to grantee the right to connect with sewer now constructed and in use across the aforesaid premises."

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all their right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said JOHN MADDEN and RUTH MADDEN, his wife, as tenants by the entirety, their heirs and assigns forever. And JOSEPH L. ROGERS and PHYLLIS W. ROGERS, his wife, grantors above named, do covenant to and with JOHN MADDEN and RUTH MADDEN, his wife, grantees above named, their heirs and assigns, that they are lawfully seized in fee simple of the

(1-Warranty Deed)

L. ORTH BISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON

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above granted premises, that the above granted premises are free and clear from all encumbrances, except as above stated, and that they will, and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantors above named, have hereunto set their hands this 2nd day of April, 1958.

Joseph L. Rogers
Phyllis W. Rogers

STATE OF OREGON }
COUNTY OF KLAMATH) ss.

April 2nd, 1958.

Personally appeared the above named JOSEPH L. ROGERS and PHYLLIS W. ROGERS, his wife, grantors above named, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Charles E. Stewart
Notary Public for Oregon
My Commission Expires: Dec 6 1958

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Mrs. John Madden
this 16th day of March A. 1971 at 2:51 clock P.M., and
duly recorded in Vol. M71 of Deeds on Page 2251

Fee \$3.00

W. D. MILNE, County Clerk
By [Signature]

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(2-Warranty Deed)

L. ORTH BISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON