

APR 19 1971

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VOL 111 PAGE 3382

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

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Ben Murphy, a single man,

to grantor paid by Robert B. Chilcote, hereinafter called the grantor, for the consideration hereinafter stated,

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:

(26) All that part of Lots Six (6), Seven (7), and Eight (8) in Block Seventy-three (73) of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, described as follows:
Beginning on the Easterly side of Shaft Street, now Harriman Street, at a point Forty (40) feet Southwesterly from the Northwest corner of Lot Seven (7), said block and addition; thence Southeasterly and parallel to the southerly line of Lot Six (6), One hundred twenty (120), feet to the Easterly line of Lot eight (8), thence Northeasterly along the Easterly line of Lots 8 and 6, Fifty (50) feet; thence Northwesterly and parallel to the Southerly line of Lot 6, one hundred twenty (120) feet to the Easterly line of Harriman Street, thence southwesterly along the Easterly line of Harriman Street, Fifty (50) feet to the place 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

Subject To:

1. Unpaid taxes for the fiscal years 1969-70 and 1970-71;
2. Trust deed recorded in M-212, page 176;
3. Trust deed recorded in M-212, page 229;
4. City of Klamath Falls Improvement Lien, Unit # 207;
5. City of Klamath Falls Improvement Lien, Unit # 213.

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 \$ 500.00

~~However, the actual consideration consists of or includes a tax property or value or claim or promise which is part of the consideration (indicate which):~~

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 13th day of April, 1971.

Ben Murphy

STATE OF OREGON, County of Klamath) ss. April 13, 1971
Personally appeared the above named Ben Murphy, a single man,

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

Before me: *C. C. Shindler*
Notary Public for Oregon
My commission expires March 12, 1973

(OFFICIAL SEAL)

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 442, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Robert B. Chilcote
111 N. 9th St.
Klamath Falls, Oregon
97601

IS DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN.
TIES WHERE
USED.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of April, 1971, at 4:11 o'clock P.M., and recorded in book M 71 on page 3382. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title

By *Alice C. Ringer* Deputy

Fee \$1.50



Bargain