

KNOW ALL MEN BY THESE PRESENTS, That KUNZE-CASE, INC., an Oregon corporation,
hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by DALE HIMELWRIGHT and LOIS M. HIMELWRIGHT, husband and wife,
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:

(34) A part of the S 1/2 SW 1/4 SW 1/4 SW 1/4 of Section 3, Township 39 South, Range 9, East of the Willamette Meridian, described as follows:

Beginning on the north line of said fractional subdivision 60 feet west from the northeast corner thereof and go thence west on the north line thereof 550 feet to the east right of way line of Washburn Way; thence south on said right of way line to the north right of way line of Hilyard Avenue; thence east on said right of way line 550 feet to the point due south from the point of beginning; thence north 300 feet to the point of beginning.

EXCEPTING therefrom that portion conveyed to the Oregon State Highway Commission by instrument recorded January 17, 1966 in Vol. 66 at P. 489.

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 excepting reservations, restrictions, rights of way of record and those apparent on 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 \$70,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 10 day of May, 1971.

KUNZE-CASE, INC., an Oregon corporation
By: *Theodore B. Case, Jr.*
By: *John Kunze, Jr.*

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named THEODORE B. CASE and JOHN KUNZE, JR. as officers of KUNZE-CASE, INC., an Oregon corporation
and acknowledged the foregoing instrument to be their voluntary act and deed, for said corporation.

Before me: *Alan M. L.*
Notary Public for Oregon
My commission expires Jan 21, 1973

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

KUNZE-CASE, INC., an
Oreg. corp.

TO

DALE HIMELWRIGHT, et ux

AFTER RECORDING RETURN TO
DALE HIMELWRIGHT

1417 CREST ST.
KLAMATH FALLS, ORE.

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

FEE \$1.50

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 12th day of MAY, 1971, at 4:33 o'clock P.M., and recorded in book M 71 on page 4312. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By: *James D. Smith* Deputy