

WARRANTY DEED

This Indenture Witnesseth, THAT **53704** CLOVIS C. McELYEA and MIGNON McELYEA,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

MELISSA AMUNDSON,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The rectangular Northwesterly 90 feet of Lot 1, and a rectangular strip 12½ feet in width by 90 feet in length adjacent thereto on the Northeasterly side of Lot 2, in Block 18 of Hot Springs Addition to the City of Klamath Falls, Oregon.

Subject to: Right of way over the Southwestely 5 feet of said 12½ feet by 90 feet for driveway purposes; Right of Way Agreement, including the terms and provisions thereof, recorded February 2, 1954, in Misc. Volume 11 at page 310, Records of Klamath County, Oregon; Easements and rights of way of record and apparent on the land, if any.

The true and actual consideration for this transfer is \$5,000.00 being:

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 23d day of June, 1971.

(SEAL) *Clovis C. McElyea* (SEAL)

(SEAL) *Mignon McElyea* (SEAL)

STATE OF OREGON, County of Klamath, ss. June 23, 1971

Personally appeared the above named Clovis C. McElyea and Mignon McElyea, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Willie Matthews*

Notary Public for Oregon.  
My commission expires Feb 23 1974

From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

STATE OF OREGON,  
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 25th day of June, 1971, at 4:20 o'clock P. M., and recorded in book M. 71 on page 6641 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By *Alvin E. Leary* County Clerk-Recorder  
Deputy  
Fee \$1.50

FORM No. 690-1967

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