

1967/50

8673 28-927 53707 VOL 711 PAGE 6644
 KNOW ALL MEN BY THESE PRESENTS, That BRUCE A. WALTERS and MARJORIE J. WALTERS formerly MARJORIE J. RAMBO, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THELMA H. HUME

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 tract of land in the Southwest Quarter of Section 20, Township 38 South, Range 9 East, of the Willamette Meridian, more particularly described as follows: Beginning at a point 1280 feet East and 1352 feet North of the Section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East, of the Willamette Meridian, said point being in the center line of "A" Street as shown on the plat of Highway Addition filed May 31, 1927, in Plat Book 7 at page 9, now vacated, and on the Westerly line of Biehn Street as now located (80 feet wide); thence Westerly along the center line of said vacated "A" Street to the Easterly line of Lakeport Boulevard; thence North in a straight line 274 feet more or less to the South Line of the Southern Pacific Company railroad right of way; thence Southeasterly tracing the Southerly line of said right of way 313 feet more or less to the Westerly line of said Biehn Street; thence South 127.2 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 except contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land, and subject to the reservations in deed from Central Eastern Railway Company, et al, to John H. Decker, et ux, dated April 5, 1948, recorded May 3, 1948, in Volume 220 at page 133, Deed Records of Klamath County, Oregon.

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 \$29,000.00

In construing this deed and where the context so requires, the singular includes the plural.
 WITNESS grantor's hand this 5th day of February, 1970

Bruce A. Walters
 Marjorie J. Walters
 February 5, 1970
 STATE OF OREGON, County of Klamath) ss.
 Personally appeared the above named Bruce A. Walters and Marjorie J. Walters, formerly Marjorie J. Rambo, husband and wife,
 and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 10-20-72

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

1st Fed
 540 Main
 City

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

53

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
 ment 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 6644
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Wm. D. Milne

County Clerk

Title.

By Alice C. Legner Deputy
 Fee \$1.50

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The mortgagor
 protect the lien hereof