

July 7 12:00 P.M. 1971

54023

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that EVA E. SOULE, hereinafter called grantor, does hereby grant, bargain, sell and convey an undivided one-half interest to FRANK F. GANONG and THERESA G. GANONG, husband and wife, and an undivided one-half interest to WILLIAM S. NICHOLSON and DONNA L. NICHOLSON, husband and wife, hereinafter called grantees, their 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 portion of Lots 2, 7 and 8 in Block 18, of LINKVILLE, (now City of Klamath Falls, Oregon), according to the official plat thereof on file in the records of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 2; thence Northwesterly along the Southwesterly line of said Lots 2 and 7 a distance of 240 feet to the Northwesterly line of said Lot 7; thence Northeasterly along the Northwesterly line of said Lot 7 a distance of 25 feet; thence Southeasterly, parallel with the Southwesterly line of said Lot 7, a distance of 80 feet; thence Northeasterly, at right angles to said Southwesterly line of Lot 7, a distance of 52 feet; thence Southeasterly and parallel with said Southwesterly line of Lot 7 a distance of 40 feet to the Southeasterly line of said Lot 8; thence Southwesterly, along the Southeasterly line of said Lots 7 and 8, a distance of 27 feet; thence Southeasterly and parallel with the Southwesterly line of said Lot 2 a distance of 120 feet to the Southeasterly line of said Lot 2; thence Southwesterly along said line a distance of 50 feet to the point of beginning.

To Have and to Hold the same unto the said grantees, their heirs, successors and assigns forever.

And said grantor covenants to and with said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above premises, free from all encumbrances, except, reservations, restrictions, easements and rights of way of record and those apparant upon the land and that grantor will warrant and forever defend the above granted

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Filed for: NICHOLSON, DONNA L.

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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 \$40,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 1st day of July, 1971.

Eva E. Soule

STATE OF OREGON)
County of Curry) ss.
July 1, 1971.

Personally appeared the above named EVA E. SOULE and acknowledged the foregoing instrument to be her voluntary act and deed.

Before Me:

Allen B. Jensen
NOTARY PUBLIC FOR OREGON
My Commission Expires: Feb. 24, 1973

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO.
this 7th day of July, A. D., 19 71 at 12:00 o'clock P.M., and duly recorded in
Vol. N71, of Deeds on Page 7056

Fee \$3.00

WM. D. MILNE, County Clerk
By Wm. D. Milne

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