

1967/50

KNOW ALL MEN BY THESE PRESENTS, That GEORGE H. PROCTOR and ROBERT D. PUCKETT, copartners dba PROCTOR & PUCKETT,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT D. PUCKETT

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: Beginning at a point which lies South 520 feet and East 90 feet from the Northwest corner of Lot 3, Section 31, Township 39 South, Range 8 East of the Willamette Meridian, and which point is also the center of the Northerly abutment of the State Highway bridge over the Klamath River and running; thence North 30° 57' East along the center line of the Klamath Falls Ashland Highway, a distance of 454.29 feet to a point; thence South 49° 43' East a distance of 763.66 feet to an iron pin; thence South 27° 43' East a distance of 216 feet to a point; thence South 43° 16' West a distance of 330.6 feet to a point on the Easterly bank of the Klamath River; thence Northwesterly following the Easterly bank of the Klamath River to the point of beginning in Lot 3 Section 31, Township 39 South, Range 8 East of the Willamette Meridian.

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

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 \$4,000.

However, the actual consideration consists of or includes other property or value given or promised 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 7th day of July, 1971.

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named GEORGE H. PROCTOR and ROBERT D. PUCKETT, copartners dba PROCTOR & PUCKETT, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Don J. Redden*  
Notary Public for Oregon  
My commission expires 4-16-73

(OFFICIAL SEAL)

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

TO

After Recording Return to  
*Given & Given*  
*Given Blag*  
*City*

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

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instrument was received for record on the 12 day of July, 1971 at 11:37 o'clock A.M., and recorded in book M-71 on page 7223. Record of Deeds of said County. Witness my hand and seal of County affixed.

Wm. D. Milne  
County Clerk Title.  
By *Don J. Redden* Deputy

Fee 1.50

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