

A-21137 July 19 4:00 P.M. 1971

50479

FORM No. 633—WARRANTY DEED.

1967/50

STEVENS & LAMAR, ATTORNEYS AT LAW, Klamath Falls, Oregon

VOL. 114 PAGE 7574

KNOW ALL MEN BY THESE PRESENTS, That VERA A. ERVIN, a widow

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE V. DUGAN and MARJORIE H. DUGAN, husband and wife, as tenants in common and not as tenants by the entirety,

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:

Lot 3 Block 3 of HOLLISTER ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

SUBJECT TO: The interest in the Oregon, California and Eastern Railway Company, a corporation, may have as shown by the agreement with A. A. Bellman, his wife, dated October 30, 1923, recorded November 17, 1923, on page 162 of Vol. 63 of Deeds, Records of Klamath County, Oregon, reference to which is hereby made; and 189th Improvement Lien, docketed March 11, 1966, Card No. 152, in the amount of \$907.42, payable in ten annual installments of \$90.74. Five paid, none due.

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 \$3,000.00. However, the actual consideration received by the grantor 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 13 day of July, 1971.

Agness Waterman

X Verna A. Ervin

VERMONT

STATE OF OREGON, County of Orange) ss. July 13, 1971.

Personally appeared the above named VERA A. ERVIN, a widow

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Edwin E. Christensen

Notary Public for Oregon

My commission expires March 1, 1971

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

George V. Dugan
1840 Balkman St
Klamath Falls, Oregon 97601

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

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 19th day of JULY, 1971, at 4:10 o'clock P.M., and recorded in book M 71 on page 7574. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By Hazel Dugan Deputy

FEE \$1.50

633

A-21101

July 20 10:00 A.M.

July 19 4:00 P.M.

A-21157

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