

54929

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WARRANTY DEED

This Indenture Witnesseth, THAT CARL R. AUGUSTSON and THELMA L. AUGUSTSON, 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 RUTH HAGEMSTEIN, her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land in Lot 3, Section 18, Township 37 South, Range 9 E. W. M., as follows:

Beginning at the Northwest corner of Lot 41 of First Addition to Algoma, thence South 5°22' East along the West line of said Lot 41, a distance of 267.7 feet to a point; thence South 84°38' West 162.7 feet to a point; thence North 32°46' West 162.7 feet, more or less, to the Southerly boundary of the Dalles-California Highway; thence North 57°14' East along the Southerly boundary of said Highway a distance of 267.7 feet to the point of beginning.

Subject to: Taxes for fiscal year commencing July 1, 1971, which are now a lien but not yet payable; Rights of the public in and to any portion of said premises lying within the limits of public roads and highways; Perpetual right, privilege and easement to raise and lower water of Klamath Lake, as granted to the Pacific Power & Light Company, in instrument recorded March 13, 1950 in Deed Volume 91 at page 78.

The true and actual consideration for this transfer is \$ 1,000.00 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 29th day of July, 1971.

Carl R. Augustson (SEAL)

Thelma L. Augustson (SEAL)

STATE OF OREGON, County of Klamath, ss. August 2, 1971. Personally appeared the above named Carl R. Augustson and Thelma L. Augustson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

William Z. Sisk

Notary Public for Oregon. My commission expires Oct 8, 1974

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of AUGUST, 1971, at 11:50 o'clock A.M., and recorded in book M 71 on page 8072 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel D. Milne County Clerk-Recorder Deputy

FEE \$1.50

Ret to
Ruth Hagelstein
Box 3, Box 1228
Klamath Falls
Oregon

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