

SEP 29 9 08 AM 1971  
WARRANTY DEED

56-71

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This Indenture Witnesseth, THAT FREDERICK W. HYDE and ELIZABETH H. HYDE,

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 KEITH L. RICE,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Beginning at a point on the South line of Main Street, in the City of Klamath Falls, 89.25 feet Southwesterly from the most Northerly corner of Block 39 in the Town of Linkville, now City of Klamath Falls, Oregon, according to the supplementary recorded plat thereof; thence continuing along the Southerly line of said Main Street in a Southwesterly direction 66 feet to a point; thence at right angles in a Southeasterly direction, 112 feet to the North line of the alley through the center of said Block 39; thence at right angles in a Northeasterly direction along the North line of said alley, 66 feet to a point; thence at right angles in a Northwesterly direction 112 feet to the point of beginning, being a portion of Lots 6 and 7 of Block 39 in Linkville, Oregon (now City of Klamath Falls, Oregon), according to the duly recorded supplemental plat thereof on file in Klamath County, Oregon.

Subject to: Mortgage to First Federal Savings and Loan Association of Klamath Falls, Oregon, which said Mortgage grantee hereby expressly assumes and agrees to pay.

The true and actual consideration for this transfer is \$ 125,000.00 ~~xxxx~~

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, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as 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 5th day of March, 1969.

(SEAL) *Frederick W. Hyde* (SEAL)

(SEAL) *Elizabeth H. Hyde* (SEAL)

STATE OF OREGON, County of Klamath ) ss. March 1, 1969

Personally appeared the above named Frederick W. Hyde and Elizabeth H. Hyde, husband and wife,

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

Before me:

*Wesley H. Harlin*  
Notary Public for Oregon.

My commission expires November 22, 1969

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of September, 1971, at 9:08 o'clock A.M., and recorded in book M71 on page 10288 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Cynthia A. Milne* County Clerk-Recorder.

Deputy

Fee \$1.50

Ret to  
Mr. Keith Rice  
722 Main  
R.F.O.

Clark 150