

WARRANTY DEED

57066

M71

10459

This Indenture Witnesseth, THAT H. DEAN MASON and JOAN CORALIE MASON, 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 ARLEN M. CLEMENT,

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

Lot 5 in Block 3, EXCEPT the West 15 feet and EXCEPT the East 15 feet of WEST HILLS HOMES.

SUBJECT TO: Utility easements as delineated on the recorded plat along back 8 feet; Set back provisions as delineated on the recorded plat, 20 feet from front lot line, 15 feet from side street, 5 feet from side lot line, 25 feet to rear lot line; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded December 31, 1963, in Book 329, page 91, Deed Records.

The true and actual consideration for this transfer is \$ 900.00 ~~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 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 1st day of October, 1971

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. October 4, 1971
Personally appeared the above named H. Dean Mason and Joan Coralie Mason, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Notary Public for Oregon
My commission expires 4-14-74

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 4th day of October 1971, at 11:02 o'clock A.M., and recorded in book M71 on page 10459. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Wm. D. Milne, County Clerk-Recorder
Cynthia Phillips, Deputy

Fee \$1.50

RETURN TO:

ARLEN M. CLEMENT
2449 REDWOOD DR.

KLAMATH FALLS, ORE.

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