

1967/50

KNOW ALL MEN BY THESE PRESENTS, That M. C. MAYES and EUNICE I. MAYES, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELBERT W. STILES and WYOMING STILES, husband and wife,

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: Beg. at a point which bears West a distance of 369.5 ft. and North 0 degrees 45' West, a distance of 865.5 feet from the South quarter corner of said Sec. 33; thence North 0 degrees 48' West, along the Southerly projection of the Westerly line of Adams St., City of Klamath Falls, Ore., a distance of 245.3 ft.; thence North 55 degrees 49' W., along the Southwesterly line of So. 6th St., City of Klamath Falls, Oregon a distance of 180.4 ft.; thence South 0 degrees 45' East a distance of 137.5 ft.; thence South 89 degrees 15' West a distance of 202.0 ft.; thence South 0 degrees 45' East, a distance of 212.5 ft.; thence North 89 degrees 15' East, a distance of 350.0 ft. to the point of beg., being in Lot 3, Section 33, Township 38 South, Range 9, E.W.M. EXCEPTING THEREFROM any portion conveyed to The State of Oregon by deed recorded May 9, 1942, in Deed Volume 147 at page 201 and page 203 and by Deed recorded April 9, 1951, in Volume 246 at page 355. All being located in Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 excepting easements, restrictions, reservations and rights of way of record, and those apparent upon the land,

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 \$50,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration (indicate which) ~~the whole~~.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 12th day of May, 1972.

M. C. Mayes
(M. C. Mayes)
Eunice I. Mayes
(Eunice I. Mayes)
May 12, 1972

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named M. C. MAYES and EUNICE I. MAYES husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Vicki Davis*
Notary Public for Oregon
My commission expires Oct. 21, 1975

(OFFICIAL SEAL)

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

M. C. MAYES, et ux,

TO

ELBERT W. STILES, et ux

AFTER RECORDING RETURN TO
DAVID R. VANDENBERG, JR.
292 Main
Klamath Falls, Oregon
97601

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

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of May, 1972, at 2:09 o'clock P.M., and recorded in book M72 on page 5330. Record of Deeds of said County. Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By *Lucia Quintola* Deputy.

FEE \$2.00

MAY 18 2 04 PM 1972