

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Sam L. Wilkins and Rosie Wilkins,  
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by Elmo Z. Howard and Helen G. Howard, 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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

## PARCEL 2:

A parcel of land in Section 31, Township 39 South, Range 8 East of the Willamette  
Meridian.

Note: This parcel is Northeast of the original plat of the Town of Doten, Volume 1,  
page 19, Town of Plats recorded May 26, 1887 in County Clerk's Office-County Surveyors  
Certificate-by Frank Howard, October 13, 1949.

Beginning at intersection of the Westerly line of Brighton Avenue (also Highway #66)  
and the Northerly line of River Street; thence North 74° 00' West 52.50 feet to 5/8"  
iron rebar on the Northeasterly right of way of River Street; thence North 33° East  
103.56 feet to true point of beginning; thence North 33° 00' East 36.44 feet to 5/8"  
iron rebar, also parallel to Brighton Avenue, known as State Highway #66; thence  
South 57° 00' East 52.50 feet to 5/8" iron rebar; also the Northwest right of way of  
Brighton Avenue; thence South 33° 00' West 36.44 feet to a point along the North-

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(over)

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

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful 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 \$ 200.00  
However, the actual consideration consists of or 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 day of , 19

Sam L. Wilkins  
Rosie Wilkins

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named  
Sam L. Wilkins and Rosie Wilkins, husband and wife

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

Before me: Wm J. McKinn

Notary Public for Oregon

My commission expires 10-9-73

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

Sam L. & Rosie Wilkins

TO

Elmo Z. and Helen G. Howard

AFTER RECORDING RETURN TO

Bank of Klamath Country  
P. O. Box 1149  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of } ss.

I certify that the within instru-  
ment was received for record on the  
day of , 19

at o'clock M., and recorded  
in Book on page

Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Title.

By Deputy.

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



6018

westerly right of way of Brighton Avenue; thence North 57° 00' West 52.50 feet to point of beginning.

Grantors of this deed do relinquish a twelve foot easement described as follows:

Beginning at a point on the West line of Brighton Avenue, distant 100 feet North from said intersection of the West line of Brighton Avenue and the North line of River Street in the Town of Doten, in Klamath County, Oregon; thence North on said West line of Brighton Avenue a distance of 12 feet; thence westerly at right angles to said West line of Brighton Avenue, a distance of 52.5 feet; thence southerly at right angles to the said North line of River Street, a distance of 12 feet; thence easterly at right angles to said West line of Brighton Avenue, a distance of 52.5 feet, more or less, to the place of beginning.

Deed is subject to any other reservations and restrictions of record, easements, and rights-of-way of record and those apparent on the land.

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
TRANSAMERICA TITLE INS. CO  
on this 6 day of June A.D. 19 72  
at 10:50 o'clock A.M. and duly  
recorded in Vol. M 72 of DEEDS  
Page 6017  
Wm D. MILNE, County Clerk  
By *Edgar L. Dray* Deputy  
Fee \$4.00