

1967/50

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM CANET, JR., and THELMA CANET, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALICE VITUS

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:

The West 100 feet of Lot 19 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows: Beginning at the most Southerly corner of said Lot 19; thence Northwesterly along the Northeasterly line of Eldorado Avenue a distance of 50 feet; thence Northeasterly along the line between Lots 18 and 19 in said Block, a distance of 100 feet; thence Southeasterly parallel with Eldorado Avenue a distance of 50 feet; thence Southwesterly along the Northwesterly line of Melrose Street a distance of 100 feet to the point of beginning.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 except as above set forth

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 \$ 16,500.00

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 6th day of July, 1972

William Canet Jr.
Thelma Canet

STATE OF OREGON, County of Curry) ss. July 6, 1972
Personally appeared the above named WILLIAM CANET, JR., and THELMA CANET, husband and wife
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: All B. J. [Signature]
Notary Public for Oregon
My commission expires Feb. 24, 1973

(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

William Canet, Jr. et ux

TO
Alice Vitus

AFTER RECORDING RETURN TO
Alice Vitus
P. O. Box 398
Klamath Falls,

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

FEE \$2.00

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 10th day of JULY, 1972, at 12:15 o'clock P.M., and recorded in book M 72 on page 7461. Record of Deeds of said County. Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Hazel [Signature] Deputy

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