

55C

KNOW ALL MEN BY THESE PRESENTS, That CHARLES E. COX
a single man, (STATE MARITAL STATUS)
in consideration of Ten and more Dollars,

to grantor paid by Leland Houck and Katherine Clark, as tenants in
Common, hereinafter called the grantee,
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and as-
signs, 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:

Beginning at a point on the West line of Main Street, in the city
of MERRILL which is West a distance of 50 feet and South a dis-
tance of 140 feet from the corner common to Sections 1, 2, 11, and
12, Township 41 South, Range 10 East of the Eillamette Meridian;
extending thence West at right angles to said Main St. a distance
of 100 feet, more or less, to the East line of property conveyed by
deed recorded March 31, 1949 in Deed Volume 230 at page 90, Records
of Klamath County, Oregon. thence South parallel to Main Street a
distance of 25 feet; thence East at right angles a distance of
100 feet to the west line of said Main St.; thence North along
the west line of Main Street 25 feet, more or less, to the point
of beginning, being a portion of Tract 53 of MERRILL TRACTS.
The true and actual consideration of this transfer is \$1500.00
This recital of consideration is true as I verily believe.

To Have and to Hold the above described and granted premises 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 as-
signs, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
subject to easement recorded in Book 339 at page 524, Deed Records,
in favor of Pacific Power and Light Company for electrical
transmission line over the south 25 feet of Tract 53;

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, excepting as indicated above.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand and seal this 8th day of June, 19 72.

Charles E. Cox (SEAL)

(SEAL)

(SEAL)

(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath, ss. June 8, 19 72
Personally appeared the above named Charles E. Cox,
a single man

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

Before me:

M. A. Bowman

Notary Public for Oregon

My commission expires 6-21-75

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No.

CLARK + HOUCK
P.O. Box 515
Merrill, Oreg 97633

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

FEE \$2.00

STATE OF OREGON,

County of KIAMATH

I certify that the within instru-
ment was received for record on the
2nd day of AUGUST, 19 72,
at 3:54 o'clock P.M., and recorded
in book M. 72 on page 8552
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

County Clerk-Recorder.

By *Angel Drangel*

Deputy.