

66107

Vol. 71/1000 10180
BAGGAIN AND SALE DEED (INDIVIDUAL)

Nephi G. Simmons and Betty J. Simmons

convey(s)

to Melvin J. Dahl and Marian Dahl, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

Lot 34, Block 1, First Addition Kelene Gardens, Klamath County, Oregon, subject to the following exceptions: 1. Acreage and use limitations under provisions of the U. S. Statutes and regulations issued thereunder. 2. The effect of the above described premises lying within the boundaries of Klamath project & Klamath Irrigation district and the So. Suburban Sanitary District. 3. Building and use restrictions of First Addition to Kelene Gardens as set forth in Deed Vol M-68 at page 3337, omitting restrictions herein if any based on race, color religion or national origin. 4. Set-back lines and utility easements, including the terms and provisions thereof, as set out on the Plat and in the Dedication of First Addition to Kelene Gardens. 5. Trust Deed, including the terms and provisions thereof, dated June 28, 1971, recorded June 30, 1971 in M-71 at page 6786, executed by Nephi G. Simmons and Betty J. Simmons, husband and wife to Title Insurance Co., trustee for beneficiary The Lomas and Nettleton Co., a corporation, which the grantees herein assumes and agrees to pay.

The true and actual consideration for this transfer is \$ 19,549.60

Dated this 26th day of June, 1972

Nephi G. Simmons

Betty J. Simmons

by *Ronald E. Phair*
His Attorney-in-factby *Ronald E. Phair*
Her Attorney-in-fact

STATE OF OREGON, County of Klamath

) ss.

September 7th

Individually

19 72 personally appeared the above-named

Ronald E. Phair

and acknowledged the foregoing

instrument to be his voluntary act and deed.

Before me:

Thelma D. Golchner

Notary Public for Oregon

My commission expires: 11/25/72

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

FORM No. 158—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

SEE STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

) ss.

On this the 28th day of June, 19 72 personally appeared Ronald E. Phair who, being duly sworn (or affirmed), did say that he is the attorney in fact for Nephi G. Simmons and Betty J. Simmons and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

Thelma D. Golchner
(Signature)

Notary for the State of Oregon

My Commission Expires: 11/25/72

(Official Seal)

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CLATSOP COUNTY OF KLAHAMA
11th SEPTEMBER 72 / 10:50
M 72 DEEDS 10180
FRE BL.CO

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