

1967/50

KNOW' ALL MEN BY THESE PRESENTS, That ERIK PETERSON and CAROLYN PETERSON, husband and wife,

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS SALVESTRIN and EDITH M. SALVESTRIN, 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:

PARCEL 1: Beginning at a point on the South line of Hilyard Street 235.07 feet N 89°48' W from an iron pipe on the South line of said street, which pipe is N 89°48' W 100 feet from the Northeast corner of Homedale Tract #4; thence S 0°12' W 83.42 feet to the Westerly line of said Tract #4; thence N 43°30' W 115.57 feet along said Westerly tract line to the most Westerly corner of said Tract #4; thence S 89°48' E 80.0 feet along the Southerly line of said street to the place of beginning, being a part of Homedale Tract #4, Klamath County, Oregon.

PARCEL 2: Beginning at the most Easterly corner of Tract 36, of Homedale, a platted subdivision of Klamath County, Oregon; running thence N 43°30' W a distance of 177.3 feet, more or less, to the North line of said Tract 36; thence S 0°24' W a distance of 173.47 feet; thence S 43°30' E a distance of 51.79 feet, more or less, to the Southeasterly line of said Tract 36; thence N 46°30' E a distance of 120 feet to the point of beginning.

(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 1971-72 real property taxes and all future real property taxes and assessments; regulations, including levies, assessments, water & irrigation rights and easements for ditches and canals of Enterprise Irrigation District; regulations, including levies, liens, assessments, rights of way & easements of South Suburban Sanitary District; easements and rights of way of record and those apparent on 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 \$ 12,500.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 29 day of September, 1971.

Erik A. Peterson
Carolyn Peterson

STATE OF OREGON, County of Klamath) ss. September 29, 1971.

Personally appeared the above named ERIK PETERSON and CAROLYN PETERSON, husband and wife,

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

Before me: [Signature]

Notary Public for Oregon

My commission expires 9/23/73

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

Erik Peterson et ux

TO

Louis Salvestrin et ux

AFTER RECORDING RETURN TO

Mr. L. Salvestrin
4816 Hilyard Ave
KFO.

(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 5th day of OCTOBER, 1972, at 10:22 o'clock A.M., and recorded in book M 72 on page 11363 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.
By [Signature] Deputy