

71000

Vol. ¹⁵⁰³⁵ 72 Page

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD D. VAN FLEET and ISABELLA R. VAN FLEET, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MODOC LUMBER CO., an Oregon Corporation, 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, State of Oregon, described as follows, to-wit:

Lots 1, 2, 3, 4 and 5, Block 89, Klamath Addition to the City of Klamath Falls, Oregon, excepting the right-of-way of Central Pacific Railway Company as shown by deed recorded in Volume 72, page 533, Deed Records of Klamath County, Oregon.

The southeasterly one-half of Block 89, Klamath Addition to the City of Klamath Falls, Oregon, being Lots 6, 7, 8, 9 and 10 of said block, SAVING AND EXCEPTING and reserving therefrom the following portion of Lot 10 of said block, which portion is more particularly described as follows:

Beginning at the most easterly corner of said Lot 10 at the intersection of Plum Street and Second Street; thence northwesterly along the northeasterly line of said Lot 10, a distance of 100 feet to the most northerly corner thereof; thence southwesterly along the northwesterly line of said Lot 10 a distance of 52 feet to the most westerly corner thereof; thence southeasterly in a direct line to a point on the southeasterly line of said Lot 10 a distance of 17 feet southwesterly from the point of beginning; thence northeasterly a distance of 17 feet to the point of beginning TOGETHER WITH vacated alley lying in said lot.

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:

Reservations, restrictions and rights-of-way of record and those apparent on the land,

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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 \$74,297.60

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

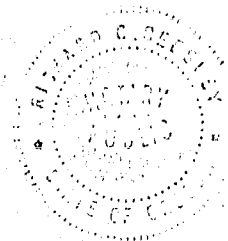
WITNESS grantor's hand this _____ day of December, 1972.

Isabella R. Van Fleet
Isabella R. Van Fleet

STATE OF OREGON)
County of KLAMATH) ss.

December 28, 1972

Personally appeared the above named DONALD D. VAN FLEET and ISABELLA R. VAN FLEET, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Richard G. Beesley
Notary Public for Oregon
My Commission expires: 7-19-77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of RICHARD BEESLEY ATTY

this 28th day of December A. D. 19 72 at 2:35 o'clock P. M.

duly recorded in Vol. M 72, of DEEDS on Page 15035

FEE \$ 4.00

Wm D. Milne, County Clerk

Wm D. Milne