

1967/50

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KNOW ALL MEN BY THESE PRESENTS That Alton Woodard and Mary Eleanor Woodard, husband and wife,

hereafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. Bruce Owens and Marie Owens, husband and wife, an undivided one-half interest; and Theodore B. Case and Ruth L. Case, husband and wife, an undivided one-half interest, 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 improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL 1: The following described real property in Klamath County, Oregon: Lot 3, Block 23 and the E 1/2 of Vacated Cedar Street adjoining on the West of Original Town, in the City of Klamath Falls, Oregon.

PARCEL 2: The following described real property in Klamath County, Oregon: The West 30 feet of North 40 feet of Lot 2, Block 23, in the ORIGINAL TOWN OF KLAMATH FALLS, Oregon, being further described as follows: Beginning at the Northwest corner of Lot 2, Block 23 in ORIGINAL TOWN OF KLAMATH FALLS, Oregon; thence South and parallel with Cedar Street 40 feet; thence East and parallel with Main Street 30 feet; thence North parallel with Cedar Street 40 feet; thence West parallel with Main Street, 30 feet to the point of beginning; A portion of Lot 2, Block 23, ORIGINAL TOWN OF LINKVILLE, now the City of Klamath Falls, Oregon, bounded and described as follows:

(CONTINUED ON REVERSE SIDE)

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:

1. Mortgage, including the terms and provisions thereof, dated March 31, 1966, recorded July 3, 1966 in Book M-66 at page 7097, Microfilm Records, given to secure the payment of \$6,000.00, with interest thereon and such future advances as may be provided therein, executed by Richard C. Beesley and Ruth L. Beesley, husband and wife to Kelley L. Lazarus, a single man (Parcel 1).
2. Mortgage, including the terms and provisions thereof, dated July 1, 1969, recorded July 1, 1969 in M-69 at page 5749, given to secure the payment of \$13,222.50 with interest thereon (CONTINUED ON REVERSE)

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 \$ 51,491.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. 19 72.

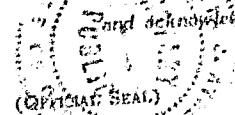
WITNESS grantor's hand this 21 day of December

x Alton Woodard
Mary Eleanor Woodard

December 21, 19 72.

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Alton Woodard and Mary Eleanor Woodard

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



Before me: Patricia J. Hayes
Notary Public for Oregon
My commission expires 3/7/76

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 452, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANT DEED

TO

AFTER RECORDING RETURN TO

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as filing fee number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy

DESCRIPTION OF PROPERTY CONTINUED:

Beginning on the North line of Main Street at a point 35 feet East from the Southwest corner of said Lot 2; thence North and parallel with West line of said lot, 80 feet; thence West and parallel with Main Street, 5 feet; thence North and parallel to said West line of said Lot, 40 feet to the North line of said Lot 2; thence East along said North line 10 feet; thence South and parallel to the West line of said Lot, 120 feet to the North line of Main Street; thence West along said line of Main Street, 5 feet to the point of beginning. Beginning at the Southwest corner of Lot 2, Block 23, TOWN OF LINKVILLE, now the City of Klamath Falls, Oregon; thence Northwest along the West line of said Lot 2, 80 feet; thence Northeast parallel with Main Street, 35 feet; thence Southeast parallel with the West line of said Lot, 80 feet to the North line of Main Street; thence Southwest along the North line of Main Street, 35 feet to the point of beginning, being a part of said Lot 2 in Block 23. Also, the East one-half of vacated Cedar Street adjacent to the above described property.

EXCEPTIONS CONTINUED:

and such future advances as may be provided therein, executed by Richard C. Beesley and Ruth I. Beesley, husband and wife, to Kelley L. Lazarus. Said mortgage was assigned by M-70 at page 430 to Adelia G. Dye (Parcel 2).

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of TRANSAMERICA TITLE INS. CO
 this 2nd day of JANUARY A. D. 1972 at 11:50 o'clock A., and
 duly recorded in Vol. M73, of XXXXXX DEEDS on Page 26
 FEE \$ 4.00

Wm D. MILNE, County Clerk
 By Hazel Drayton