

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Donald R. Workman and Cora E. Workman, husband and wife

to grantor paid by Kenneth E. Hartwell and Luella M. Hartwell, husband and wife

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:

Lot 16 in Old Orchard Manor, an addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to contract and/or lien for irrigation and/or drainage; conditions and restrictions contained in that certain Declaration of Conditions and Restrictions recorded February 20, 1951 in Deed Vol. 245 at page 361, records of Klamath County, Oregon; easements and rights of way of record or apparent on the land; reservations and restrictions contained in the dedication of Old Orchard Manor.

(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

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 \$13,300.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which)~~

In construing this deed and where the context so requires, the singular includes the plural. January 19 73.

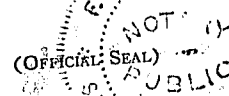
WITNESS grantor's hand this 12th day of

Donald R. Workman
Cora E. Workman

STATE OF OREGON, County of Klamath ss. January 15, 19 73.

Personally appeared the above named Donald R. Workman and Cora E. Workman, husband and wife

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



Before me

Notary Public for Oregon

My commission expires April 12, 1975

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

TO

AFTER RECORDING RETURN TO

First Federal
540 Main
Klamath Falls, Oregon
97601

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

FEE \$ 2.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of January, 19 73, at 3:50 o'clock P.M., and recorded in book M 73 on page 580

Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By Hazel Drago Deputy

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