

KNOW ALL MEN BY THESE PRESENTS, That MARVIN YATES and DELCA YATES husband and wife

in consideration of ONE THOUSAND (1,000)***** Dollars,

to them paid by WALTER M. SEXTON and LEONA L. SEXTON, husband and wife do hereby grant, bargain, sell and convey unto said WALTER M. SEXTON and LEONA L. SEXTON husband and wife and their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

The following described real property in Klamath County, Oregon:

A parcel of land which is the Westerly 51 feet of Tract 9 and the Easterly 30 feet of the vacated road lying adjacent to the West, all in "Emmitt Tracts" subdivision, situated in the NW 1/4 SW 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the North line of said Tract 9 which is South 88° 52' West a distance of 159.00 feet from the Northeast corner of said Tract 9; thence South 88° 52' West along the North line of said Tract 9 a distance of 51.00 feet to the Northwest corner thereof; thence South 88° 36' West at right angles to the West line of Tract 9 a distance of 30.00 feet to the centerline of the road as vacated; thence South 01° 24' East along the centerline of said road a distance of 42.00 feet to the Southerly line of said road; thence South 79° 20' East along the southerly line of said road and along the southerly line of said Lot 9 a distance of 72.78 feet; thence South 41° 09' East along the southerly line of said Lot 9 a distance of 15.34 feet, more or less, to a point that is South 01° 24' East from the point of beginning; thence North 01° 24' West a distance of 68.57 feet to the point of beginning.

To Have and to Hold, the above described and granted premises unto the said: WALTER M. SEXTON and LEONA L. SEXTON husband and wife and their heirs and assigns forever.

And MARVIN YATES and DELCA YATES, husband and wife the grantors above named do covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances,

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000, this 17 day of January, 19 73.

Witness grantors' hands and seals this 17 day of January, 19 73.
Delca Yates (SEAL)
Marvin Yates (SEAL)
(SEAL)
(SEAL)

RECORDED FEB 2 10 12 AM 1973

STATE OF OREGON,

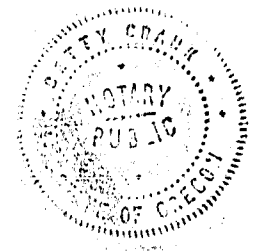
County of Klamath

} ss.

BE IT REMEMBERED, That on this 1st day of February, 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MARVIN YATES and DELCA YATES, husband and wife

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Betty Crank
Notary Public for Oregon.
My Commission expires 6-18-76

WARRANTY DEED

(FORM No. 703)
STEVENS LAW FIRM, CO., PORTLAND, ORE.

STATE OF OREGON,
County of Klamath

} ss.

I certify that the within instrument was received for record on the 2nd day of February, 1973, at 10:32 o'clock A. M., and recorded in book M 73 on page 1205, Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE
County Clerk-Recorder.
By *James Mitchell*
Deputy.
Rec'd 1.00

WHEN RECORDED RETURN TO

Ramirez & Hoots
Attorneys at Law
P. O. Box 368
Klamath Falls, OR 97601