

73710

Vol. 2173 Page

2112

## WARRANTY DEED

\*\*\*\*\*

Know all men by these presents, That CECIL GREEN, JR. and DORIS G. GREEN, husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors paid by BETTY J. SHUCK, hereinafter called 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:

PARCEL 1:

Beginning at a point on the Northeasterly line of the Alameda South 41°42' East 40 feet from the point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of the Alameda; thence North 48°18' East parallel to Erie Street, 100.4 feet; thence North 41°42' East parallel to the Alameda, 36.0 feet; thence South 48°18' West parallel to Erie Street, 100.4 feet; thence North 41°42' West along the Northeasterly line of the Alameda, 36.0 feet to the point of beginning, said parcel containing .083 acres more or less, all being a portion of Lots 7 and 8, Block 42, HOT SPRINGS ADDITION TO THE City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

AND

PARCEL 2:

Beginning at a point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of Alameda, this point also being the extreme West corner of Block 42, Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 48°18' East along the Southeasterly line of Erie Street, 100.4 feet; thence South 41°42' East parallel with the Alameda 40.0 feet; thence South 48°18' West parallel to Erie Street 100.4 feet; thence North 41°42' West along the Northeasterly line of the Alameda 40 feet to the point of beginning, parcel being a portion of Lot 7, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

BOIVIN & BOIVIN  
ATTORNEYS AT LAW  
210 BOIVIN BUILDING  
KLAMATH FALLS,  
OREGON 97601  
TELEPHONE 884-8101

Warranty Deed - Page 1

And said Grantors hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as herein set forth, and that Grantors 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.

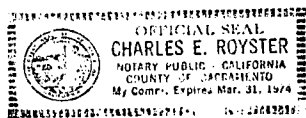
The true and actual consideration paid for this transfer stated in terms of dollars is the sum of Thirteen Thousand and no/100 Dollars (\$13,000.00).

WITNESS Grantors' hands this 17<sup>TH</sup> day of February, 1971.

Cecil Green, Jr.  
Doris G. Green

STATE OF California )  
County of ) ss.

On this 17<sup>TH</sup> day of MARCH, 1971, personally appeared before me the within named CECIL GREEN, JR. and DORIS G. GREEN, husband and wife, who are known to be the individuals described herein and who acknowledged that they executed the within instrument freely and voluntarily.



Charles E. Royster  
Notary Public for California  
My Commission Expires: MAR 31, 1974

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO  
this 28th day of FEBRUARY A. D. 19 73 at 2:53 o'clock P. M., and  
duly recorded in Vol. M 73, of DEEDS on Page 2112

W. D. MILNE, County Clerk

By Hazel Brazil

FEE \$ 4.00

Return  
Opportunity & Savings Loan  
700 Main  
Klamath Falls, Oregon  
Warranty Deed - Page 2  
97601