

KNOW ALL MEN BY THESE PRESENTS, That
VERNON TEMPLETON and VELMA A. TEMPLETON, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by
EDBERT V. ZELL and ANNA S. ZELL, husband and wife

, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:
The Westerly 70 feet of the following described property: Beginning at
an iron pin which lies West along the South line of Section 35, TWP 38 S.,
R. 9 EWM, which line is also the center line of Shasta Way, a distance
of 180.5 feet and North 0°11' East a distance of 30 feet from the iron pin
which marks the Southeast corner of said Sec. 35 and running thence; con-
tinuing North 0°11' East parallel to the East line of said Sec. 35 a dis-
tance of 263.2 feet to an iron pin; thence West parallel to the South line
of said Sec. 35 a distance of 150.5 feet to an iron pin, which is on the
West line of Tract 68 of Fair Acres Subdivision; thence South 0°11' West
along the West line of said Tract 68 and parallel to the East line of Sec. 35
a distance of 263.2 feet to an iron pin which is on the North right of way
line of Shasta Way 30 feet Northerly from the South line of said Sec. 35;
thence East along the North right of way line of Shasta Way, parallel to
the South line of Sec. 35 a distance of 150.5 feet, more or less, to the
point of beginning, said tract being in Tract 68 of Fair Acres Subdivision
in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) Sec. 35, TWP 38 S., R. 9 EWM.

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: Deed of Trust to First Federal Savings and Loan Association
as Trustees for John W. Sullivan and Pearl T. Sullivan, or the survivor,
as Beneficiaries, which obligation the Grantees hereby assume and agree
to pay in accordance with its terms.

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$ 3,000.00
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00~~
~~part of the consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00~~

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 5th day of April 1973

Vernon Templeton

VERNON TEMPLETON

Velma A. Templeton

VELMA A. TEMPLETON

April 5, 1973

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named

Vernon Templeton and Velma A. Templeton

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

Before me:

Notary Public for Oregon

My commission expires 9/1/76

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, or amended by the 1967 Special Session.

WARRANTY DEED

Vernon Templeton and
Velma A. Templeton,
husband and wife

TO
Edbert V. Zell and
Anna S. Zell, husband
and wife

AFTER RECORDING RETURN TO

Ramirez & Hoots
Post Office Box 368
Klamath Falls, OR 97601

(DON'T USE THIS
SPACE. RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

Fee \$ 2.00

STATE OF OREGON

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
9th day of APRIL, 1973,
at 11:39 o'clock A.M., and recorded
in book M 73 on page 4114 or as
filing fee number 75113, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK Title

By *[Signature]* Deputy