

28-4859 KNOW ALL MEN BY THESE PRESENTS, That IVAN ST. LOUIS, ALBERT ST. LOUIS and DARRELL ST. LOUIS, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WES SINE and KAY M. SINE, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of Lot 1 in Block 49 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, described as follows:

Beginning at the Southeast corner of said Lot 1, being the corner of Kiln Street and Nevada Avenue; thence Westerly along the Northerly line of Nevada Avenue 62.69 feet, more or less, to the Southwest corner of said Lot 1; thence Northerly along the Westerly line of said Lot, 140 feet; thence Easterly 90 feet, more or less, to the corner of Soquel and Kiln Street; thence Southerly along the Westerly line of Kiln Street, to the point of beginning.

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 subject to lien for street improvement, in favor of City of Klamath Falls, recorded December 1, 1966, in Unit 197 Card 27 in the amount of \$1,324.40 with a balance due of \$529.76, and easements, restrictions and rights-of-way of record and those apparent on the land, 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.



5577

The true and actual consideration paid for this transfer,  
stated in terms of dollars, is \$5,000.00.

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

WITNESS grantor's hand this 24 day of April,  
1973.

Ivan St. Louis  
Ivan St. Louis

Albert St. Louis  
Albert St. Louis

Darrell St. Louis  
Darrell St. Louis

STATE OF OREGON     )  
County of Klamath    )   ss.

April 13, 1973

Personally appeared the above named Ivan St. Louis and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me: Maryann Conrad  
Notary Public for Oregon  
My Commission Expires: 11-10-73

STATE OF OREGON     )  
County of Yamhill    )   ss.

April 12, 1973

Personally appeared the above named Albert St. Louis and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me: Mexce Jordan  
Notary Public for Oregon  
My Commission Expires: Feb. 29, 1976



6578

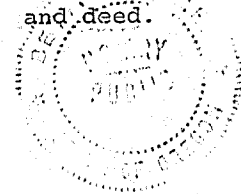
STATE OF OREGON )

County of Crane )

ss.

4 14, 1973

Personally appeared the above named Darrell St. Louis and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.



Before me:

Betty On Ramsey  
Notary Public for Oregon  
My Commission Expires: 4-12-75

STATE OF OREGON  
County of Klamath

Filed for record at request of

TRANSAMERICA TITLE INS. CO

on this 31 day of May A.D. 1973

at 3:16 o'clock P. M. and duty

recorded in Vol. M 73 of DEEDS

Page 6576

Wm D. MILNE, County Clerk

By Deputy Deputy

Fee \$ 6.00

WARRANTY DEED

Ivan St. Louis  
Albert St. Louis  
Darrell St. Louis

To

Wes Sine  
Kay M. Sine

After Recording Return to:

Crane & Bailey  
Attorneys at Law  
325 Main Street  
Klamath Falls, Oregon 97601

STATI  
COU

Be  
dis  
In

on t

1. F

1.2

the P

prove

the p

dition

replac

tained

Grant

restrict

any in

Benefic

1.2

Grant

tion of t

wear and

1.3

reasonabl

1.4

shall not t

If the Prop

Grantor sh

husbandry

2. Comple

If some

to be used

the Property

from the da

expenses in c

3. Taxes an

3.1 Grant

assessments

due all claims

niel