

78509

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WARRANTY DEED

28-5299

This Indenture Witnesseth, THAT DEAN E. HOWELL and EDNA M. HOWELL, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto MAXINE JEAN CHAFFEE, her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 11 in Block 41 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, less the following described portion thereof: Beginning at the Southerly corner common to Lots 10 and 11 of Block 41 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Westerly line of said Lot 11 a distance of 138.7 feet, more or less, to corner of Lots 10 and 11 at intersection with Auburn Street; thence Northeasterly along Auburn Street and the Westerly line of said Lot 11 a distance of 8.16 feet to an iron pipe; thence Southerly at an angle 32°50' Easterly from Auburn Street a distance of 75.44 feet to an iron pipe; thence Southerly at an angle 3°35' Westerly from last course a distance of 70.3 feet to a cross on the cement sidewalk marking the Southerly boundary of said Lot 11 and Alameda Avenue at a point which is 1.0 foot Easterly from the Southerly corner common to Lots 10 and 11; thence 1.0 foot Westerly to the point of beginning.

Subject to: Easements and rights of way of record or appent on the land, if any; and to taxes for fiscal year 1973-74 which are now a lien but not yet payable.

The true and actual consideration for this transfer is \$ 13,000.00.

The foregoing recitation of consideration is true as I verily believe.
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals
this 3d day of July, 1973.

(SEAL)

(SEAL)

WASHINGTON
STATE OF OREGON County of Cowlitz ss. July 10, 1973.
Personally appeared the above named Dean E. Howell and Edna M. Howell, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

From Office of
GANNON, GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Notary Public for Oregon, Washington
My commission expires 6-20-76

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13 day of JULY, 1973, at 3:16 o'clock PM., and recorded in book 1473 on page 9003. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By

County Clerk-Recorder

Deputy

FEE \$ 2.00

After recording return to:
Maxine Jean Chaffee
447 Alameda
Klamath Falls, Oregon 97601