

A-23198

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES H. ZIEGLER

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by JAMES W. CHAMBERS and JOSEPH A. CHAMBERS.

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:

Beginning at a point on the Southerly line of Front Street which is
North 80° 27' West 213.9 feet on said line from the intersection thereof
with the extension Southerly of the Westerly line of Lot 27, Block 41,
Buena Vista Addition to the City of Klamath Falls, Oregon; thence from
point of beginning herein described, North 80° 27' West on Southerly line
of Front Street 183.0 feet to an iron pin situate on the Southerly side of
said Front Street; thence South 16° 58' West 78 feet, more or less, to low
water mark of Upper Klamath Lake; thence Easterly along said low water mark
160 feet, more or less, to a point; thence continuing along low water line
South 80° 27' East 35.1 feet to a point; thence North 9° 33' East 101.9
feet, more or less, to the point of beginning. Containing 0.4 acres, more
or less, and being a portion of Lot 10, Section 30, Township 38 South,
Range 9 East of the Willamette Meridian.

SUBJECT To the terms and provisions of a certain release agreement here-
tofore entered into with The California Oregon Power Company, recorded Feb.
21, 1947, in Deed Vol. 202, pg. 425, Records of Klamath County, Oregon.

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 as
hereinabove set forth,

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 \$25,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 25th day of June, 1973.

Charles H. Ziegler

STATE OF OREGON, County of Klamath, ss. June 25th, 1973.
Personally appeared the above named CHARLES H. ZIEGLER

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

Before me:

Notary Public for Oregon

My commission expires 9/17/74

(OFFICIAL SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 402, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

ROCTOR and PUCKETT
ATTORNEYS AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 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
27th day of JULY, 1973,
at 3:15 o'clock P.M., and recorded
in book 173 on page 2716
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

M. D. HILKE

COUNTY CLERK Title.

By *Harold W. Hargis* Deputy

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