

1967/50

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, situated 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 heretofore 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 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 \$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. CHARLES H. ZIEGLER Personally appeared the above named

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 462, 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 COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of JULY, 1973, at 3:15 o'clock P.M., and recorded in book 73 on page 9746 Record of Deeds of said County.

Witness my hand and seal of County affixed.

M. D. HILDE

County Clerk Title.

By Deputy

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