

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Lewis C. Walls and Esther E. Walls, Husband & Wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ruth E. Walls

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: A parcel of land being a portion of Lot 1 and Lot 4 of "DeWitt Home Tracts," a duly recorded subdivision in Klamath County, Oregon being more particularly described as follows:

Commencing at the northeast corner of Lot 1 of said DeWitt Home Tracts; thence S89°49' 00"W along the north line of said Lot 1, 229.31 feet to a 5/8 inch iron marking the Point of Beginning for this description; thence S00°04'00"W parallel to the east line of said Lot 1, 145.00 feet to a 5/8 inch iron pin; thence S89°49'00"W parallel to the north line of said Lot 1, 197.11 feet to a 5/8 inch iron pin; thence parallel to the east line of said Lot 1 N00°04'00"E 145.00 feet to a 5/8 inch iron pin on the north line of said Lot 4; thence N89°49'00"E along the north line of said Lot 4 and said Lot 1, 197.11 feet to the point of beginning, containing 0.66 acres more or less.

SUBJECT TO:

Any and all rights-of-way or easements of record or those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$10,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). Promissory Note for \$5,000.00—Payable on Demand

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

WITNESS grantor's hand this 20th day of September, 1973.

Lewis C. Walls
Esther E. Walls

STATE OF OREGON, County of Klamath, ss. SEPTEMBER 20, 1973
Personally appeared the above named LEWIS C. WALLS and ESTHER E. WALLS, husband and wife.

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

(OFFICIAL SEAL)

Before me:

Phyllis H. Rinney
Notary Public for Oregon
My commission expires

APRIL 30, 1976

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

Ruth Wall
Pick-up

(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 instrument was received for record on the 21st day of SEPTEMBER, 1973, at 10:40 o'clock AM., and recorded in book M. 73 on page 12811 or as file number 81722, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title

By: [Signature] Deputy