

KNOW ALL MEN BY THESE PRESENTS, That JOHN PEDERSEN and CORA PEDERSEN

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by JOHN C. PEDERSEN and SHIRLEY PEDERSEN, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of Lot 15 in Block 47 of BUENA VISTA ADDITION to the City of
Klamath Falls, more particularly described as follows:

Commencing at a point on the westerly line of Angle Street which is 60 feet
Southerly from the NE corner of said lot; thence Westerly parallel with the
North line of said lot, 60.5 feet; thence Westerly parallel with the South
line of said Block, 98 feet, more or less, to the West line of said Lot 15;
thence North along the lot line to the NW corner of said lot; thence East-
erly along the alley line to the NE corner of said lot; thence South along
the lot line, 60 feet to the point of beginning.

(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 except
reservations, restrictions, easements, 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 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 \$1.00

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 15th day of August, 1973.

JOHN PEDERSEN

CORA PEDERSEN

STATE OF OREGON, County of Klamath ss. September 1973
Personally appeared the above named JOHN PEDERSEN and CORA PEDERSEN

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

Before me:

Notary Public for Oregon

My commission expires 1-24-77

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, 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

No.

Rick Smith
210 No. 4th
173

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
3rd day of OCTOBER, 1973,
at 2:51 o'clock P.M., and recorded
in book M 73 on page 13400 or as
file number 82164, Record of
Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title

FEE \$ 2.00

By Hazel Drayton Deputy

OF KLAMATH ss. 1973
P. N. SCHER
A.D. 1973 at 12:10 o'clock
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