

82673

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KNOW ALL MEN BY THESE PRESENTS, That Evelyn L. Petersen

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Robert D. Helms and Florance E. Helms, 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:

Lots 7 and 8 in Block 19 of Mountain View 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.

(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:
1. Reservations and restrictions contained in deed from Mae C. Mason and
Burge W. Mason, her husband, and W. S. Worden and Bertha E. Worden,
his wife, to Harvey D. Park and Hilda E. Park, husband and wife, dated
April 8, 1931, recorded May 15, 1931, Deed Volume 92, page 610, records
of Klamath County, Oregon, as follows: "Reserving an easement on the
Northerly 8 feet of said lot for alley purposes."

2. Reservations and restrictions contained in deed Executed by Mae C.
Mason and Burge W. Mason, her husband, and W. S. Worden and Bertha E.
Worden, dated April 8, 1931, recorded May 15, 1931, Deed Volume 92, page 610, records
of Klamath County, Oregon, as follows: "Reserving an easement on the
Northerly 8 feet of said lot for alley purposes."

CONTINUED ON REVERSE SIDE
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 \$ 48,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 18th day of October 1973.

STATE OF OREGON, County of Klamath) ss. October 18, 1973
Personally appeared the above named Evelyn L. Petersen

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

(OFFICIAL SEAL)

Before me: Notary Public for Oregon
My commission expires July 26, 1975

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

Robert D. Helms

No.

633

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

STATE OF OREGON

County of _____ ss.
I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.
Witness my hand and seal of
County affixed.

Title

Deputy

Weld for Pick up

14044A

EXCEPTIONS CONTINUED:

Worden, his wife, to Carl F. Hensel, dated April 8, 1931, recorded April 30, 1931, Deed Volume 92, page 560, records of Klamath County, Oregon, as follows: "Reserving an easement of the Northerly 8 feet of said lot for alley purposes."

3. 33rd Sewer Lien of the City of Klamath Falls, Oregon, docketed February 18, 1964, as follows: Lot 7, payable in 10 annual payments, 9 paid, none due; Lot 8, payable in 10 annual payments, 9 paid, none due.
4. 159th Improvement Lien of the City of Klamath Falls, docketed March 2, 1965, as follows: Lot 7, payable in 10 annual payments, 9 paid, none due; Lot 8, payable in 10 annual payments, 9 paid, none due.
5. 40th Sewer Lien of the City of Klamath Falls, Oregon, docketed February 16, 1967, as follows: Lot 7, payable in 10 annual payments, 6 paid, none due; Lot 8, payable in 10 annual payments, 6 paid, none due.

STATE OF OREGON, }
County of Klamath } ss.

R Filed for record at request of:
Robert D. Helms
on this 18th day of October A. D. 1973
at 11:42 o'clock A. M. and duly
recorded in Vol. M. 73 of Deeds.
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WM. D. MILNE, County Clerk
By *Carol Wheeler* Deputy.
Fee \$ 4.00