

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Ernest F. Regan and Leona Regan

, hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by Lillian R. Winningham, 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:

The Northerly 36 feet of Lot 16, Block 214 of MILLS SECOND ADDITION to the  
City of Klamath Falls, Oregon, bounded and described as follows: Beginning  
at a point on the Easterly boundary line of said Lot, which is 84 feet from  
the Southeasterly corner thereof; thence Northerly along said boundary line  
36 feet to the Northeast corner of said Lot; thence Westerly 50 feet to the  
Northwesterly corner of said Lot; thence Southerly 36 feet along the Westerly  
boundary of said Lot; thence due East 50 feet to the point of beginning, the  
Southerly boundary line of the property herein described passing through the  
center of a double garage located on said Lot 16.

(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  
those of record

Until a change is requested all tax statements shall be mailed to: 83 Pine Street  
Klamath Falls, Oregon

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 \$3,600.00  
① However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which) ②

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 21st day of January, 1974

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named Ernest F. Regan and Leona Regan

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

Before me: Vaclav Kalina  
Notary Public for Oregon  
My commission expires June 1st 1974

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

Lillian Winningham  
83 Pine St.  
City

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

FEE \$ 2.00

## STATE OF OREGON

County of Klamath

I certify that the within instru-  
ment was received for record on the  
21st day of JANUARY, 1974,  
at 1:15 o'clock P.M., and recorded  
in book M. 74 on page 706 or as  
filing fee number 85345, Rec-  
ord of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK

By Hazel Hazel Deputy Title