

A-24270

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GERTRUDE NALE, a single woman, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LEE HANSETH and JANIE HANSETH, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All that portion of Lots 19 and 20 of Subdivision Plat of Block 125 MILLS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at a point on the Southerly line of Orchard Ave., which point is 18 feet East of the Northwest corner of said Lot 20, and running thence Southwesterly at an angle of 104°30' with the Southerly line of Orchard Ave., 98.3 feet, more or less to the Southwesterly line of Lot 20; thence Southeasterly along the Southwesterly boundary of Lot 20, 9 feet, more or less to the Southeast corner of Lot 20; thence continuing on same course 9 feet along the Southerly line of Lot 19; thence Northeasterly to a point on the Southerly line of Orchard Ave. 6 feet West of the Northeasterly corner of Lot 20; thence Northwesterly along the Southerly line of Orchard Ave., 38 feet to the point of beginning.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above and contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land, and that grantor will

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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 \$1,200.00.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 8th day of March, 1973.

x Gertrude Nale

STATE OF OREGON)
County of Jackson) ss.

Gertrude Nale, 1973.

personally appeared the above named GERTRUDE NALE, a single woman, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon
My Commission Expires: July 12, 1975

Lt. 2432 Orchard
Klamath Falls, OR 97601

-2- WARRANTY DEED

STATE OF OREGON,
County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO

on this 8th day of MARCH, A.D. 19 73

at 11:49 o'clock A.M. and duly

recorded in Vol. M. 74 DEEDS

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Wm. L. MILLER, County Clerk

By [Signature] Deputy

Fee \$ 15.00