

9954

WARRANTY DEED

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LOUIS H. STONE and BUENA COBB STONE, husband and wife, hereinafter called grantors, convey to JAMES L. ENGBRECHT and CAROL T. ENGBRECHT, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Beginning at the most Westerly corner of Lot 5 in Block 63 of Nichols Addition to Klamath County, Oregon; thence Southeasterly along the Easterly line of 8th Street, 40 feet; thence Northeasterly at right angles to 8th Street, 90 feet; thence Northwesterly and parallel with 8th Street, 40 feet to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street, 90 feet to the place of beginning, being a portion of Lots 5 and 6 of said Block and Addition, SAVING AND EXCEPTING the following described property: Beginning at the point on the Southerly line of Grant Street Northeasterly along said Southerly line which is 90 feet from the most Westerly corner of Lot 5, Block 63, NICHOLS ADDITION to Klamath Falls, Oregon; thence Southeasterly parallel with 8th Street 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly parallel with 8th Street 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the point of beginning.

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 1972-73 taxes are now a lien but not yet payable; municipal improvement liens; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Eight Thousand Nine Hundred Fifty and No/100ths (\$8,950.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

DATED this 26th day of September, 1972.

Louis H. Stone
BUENA COBB STONE
X By: Stephen L. Stone
Attorney-in-Fact

STATE OF OREGON)
County of Klamath) ss.
September 26, 1972.

Personally appeared the above named LOUIS H. STONE and STEPHEN L. STONE, who, being sworn, stated that he is the attorney-in-fact for BUENA COBB STONE, and that he executed the foregoing instrument by authority of and in behalf of said principal; and they acknowledged said instrument to be their act. Before me:

Bruce L. Dumas
Notary Public for Oregon
My Commission expires: 10-11-74

Rel:
First Fed
Shasta Natl Bank
City, 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 15th day of JULY A. D., 1974 at 12:45 o'clock P.M., and duly recorded in

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FEE \$ 2.00

WM. D. MILNE, County Clerk

By Harold Dumas Deputy