

91210

Vol. 114 Page 8955

FORM No. 633—WARRANTY DEED.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Lewis W. Welborn and Helen M. Welborn, husband and wife, (Helen M. Welborn was known formerly as Helen M. Ensor), hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steven Huffer and Millie Huffer, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point in the Northeasterly boundary of Tract 48 of HOMEDALE, the plat whereof is on file and of record in the County of Klamath, from which the most Northerly corner of the said Tract 48 bears North 43°30' West 181.5 feet distant, and running thence South 46°30' West parallel with the Northwesterly boundary of the said Tract 48, 300 feet, more or less, to a point in the Southwesterly boundary of the said Tract 48, and running thence South 43°30' East along the said Southwesterly boundary 145.2 feet; thence North 46°30' East, parallel with the said Northwesterly boundary, 300 feet, more or less, to a point in the said Northeasterly boundary; thence North 43°30' West along the said Northeasterly boundary, 145.2 feet, more or less, to the point of beginning, and containing 1.0 acres, more or less; ALSO DESCRIBED AS 5332 Harlan Drive, Klamath Falls, 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, SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to T. B. Laughlin and Frances R. Laughlin, husband and wife, by deed dated May 15, 1942, recorded July 27, 1942, in Book 148 at page 580, Deed Records of Klamath County, Oregon. SUBJECT TO: contracts and/or liens for irrigation and/or drainage and to reservations, restrictions, easements and rights of way of record and those apparent upon the land.

and that grantor will 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 \$ 5,000.00

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 day of January, 1973.

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named Lewis W. Welborn and Helen M. Welborn and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me,

Notary Public for Oregon  
My commission expires

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

DO NOT USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED

STATE OF OREGON

County of Klamath ) ss.

I certify that the within instrument was received for record on the 23rd day of July, 1971, at 11:53 o'clock A.M., and recorded in book M-71 on page 8955 or as filing fee number 91210, Record of Deeds of said County.

Witness my hand and seal of County attixed.

County Clerk Title

By [Signature] Deputy

Fee \$2.00

\$2.90

SEAL

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month

SECURED

is in force

1974

Interest has

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