

DEC 10 1974

RECORDED

11:20 AM

KNOW ALL MEN BY THESE PRESENTS, That B. G. Dusenberry and Esther Dusenberry, husband and wife,

in consideration of Nine Thousand Five Hundred and No/100ths* * * Dollars,

to grantor paid by Lee Ben Davis and Katherine Elinor Davis, husband and wife

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 the Southeast corner of Block 44 of Bowne Addition to the Town of Bonanza, Klamath County, Oregon; thence North along the West line of Carroll Avenue a distance of 431 feet, more or less, to the center line of the alley running through Block 23 of said Bowne Addition; thence West along the center line of said alley a distance of 100 feet; thence South a distance of 296 feet, more or less, to the center line of the alley through Block 44 of said Bowne Addition; thence West along the center line of said alley a distance of 50 feet; thence South a distance of 118 feet, to the South line of said Block 44; thence East along the South line of said Block 44 a distance of 150 feet to the point of beginning.

Subject, however, to the following:

Trust Deed of January 10, 1963 from B. G. Dusenberry and Esther Dusenberry, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, Oregon, recorded in Book 215, page 186 of the Records of Klamath County, Oregon.

To Have and to Hold the above described and granted premises 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 easements or restrictions of record, or those apparent upon the land, if any;

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.

The true consideration of this transaction is \$9,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this day of February, 19 68

B. G. Dusenberry
Esther Dusenberry

(ORS 93.490)

STATE OF OREGON, County of Klamath) ss. February 10, 19 68

Personally appeared the above named B. G. Dusenberry and Esther Dusenberry, husband and wife

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

Before me:

Calvin F. Rytton

Notary Public for Oregon

My commission expires Dec 10, 1968

(OFFICIAL SEAL)

WARRANTY DEED

B. G. Dusenberry, et ux

TO

Lee Ben Davis, et ux

AFTER RECORDING RETURN TO

1741 Hwy. 101
PO Box 116 Bonanza
97623

No.

Tax Statement to above

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

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-
ment was received for record on the
13th day of December, 1974,
at 11:20 o'clock A.M., and recorded
in book M 74 on page 15853
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk—Recorder.

By *Mary L. Linder*

fee 2.00

Deputy.