

97066

Vol. 1295

KNOW ALL MEN BY THESE PRESENTS, That Edward Dary, an unmarried man, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto J. J. Mariott and Barbara A. Mariott, husband and wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The West half of the West half of the North half of the South half of the North half of Government Lot Seven, Section Five, Township Thirty-seven South, Range Ten East, Willamette Meridian and Meridian

TOGETHER WITH an easement 30 feet in width over the remainder of the said North half of the South half of the North half of Government Lot Seven, approximately coinciding with an existing roadway now apparent upon the land, for ingress, egress, utilities lines, and incidental purposes

and SUBJECT TO an easement 30 feet in width over said real property, approximately coinciding with an existing roadway now apparent upon the land, for ingress, egress, and incidental purposes.

and FURTHER SUBJECT to conditions, restrictions, reservations, and easements of record.

This Deed is given in fulfillment of that certain real estate contract between the parties hereto, dated July 12, 1968, and the covenants of warranty herein shall not apply to any title, interest, or encumbrance arising by, through, or under the purchaser in said contract, nor to any taxes, assessments or other charges levied, assessed, or becoming due subsequent to the date of said contract.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 659.42. ~~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 the singular includes the plural as the circumstances may require.
Witness grantor's hand this 20th day of January, 1975

Edward Dary

CALIFORNIA
STATE OF OREGON, County of Los Angeles) ss.
Personally appeared the above named Edward Dary

and acknowledged the foregoing instrument to be his voluntary act and deed.
VIRGINIA S. MCGREW
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires May 15, 1978
Before me: Virginia S. McGrew
Notary Public for Oregon California
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.

Special
WARRANTY DEED

TO
J. J. Mariott
Barbara A. Mariott
AFTER RECORDING RETURN TO
Mr. J. J. Mariott
3562 Helma Court
Gastarillo, California
93610

(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
30th day of January, 1975
at 12:15 o'clock P.M., and recorded
in book M-75 on page 1295
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk Title.

By Hazel Drazic Deputy

Fee \$2.00

RECEIVED RECORDS