

38-9070

JAMES H. WALLINDER and FRANCES P. WALLINDER, husband and wife,
hereinafter called grantor, convey(s) to
CARL C. HANSEN and VIRGINIA HANSEN, husband and wife,
all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE ATTACHED AND MADE A PART HEREOF

RECEIVED
JUN 18 1975
3:45 pm

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

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 \$ 10,000.00 *Dated this 16th day of June, 1975.

James H. Wallinder
Frances P. Wallinder

STATE OF OREGON, County of Klamath) ss.

June 16th, 1975 personally appeared the above named
James H. Wallinder and Frances P. Wallinder
instrument to be their voluntary act and deed.

Before me:

Nelson D. Gaebele

Notary Public for Oregon

My commission expires: 11/25/76

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

James H. Wallinder, et ux
924 Jefferson St., City

TO
Carl C. Hansen, et ux

After Recording Return to: & TAXES:
Carl C. Hansen
1238 East Street
Klamath Falls, Oregon 97601

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

6887

The following described real property in Klamath County, Oregon:

Beginning at the Northeast corner of Lot 1 in Block 59 in NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence South along West line of East Street, 40 feet; thence West and parallel with South line of said Lot 1, 84½ feet; thence North and parallel with East Street 40 feet to the North line of said Lot 1; thence East along said North line of said Lot 1 to the place of beginning, a distance of 84½ feet, being a rectangular tract in the Northeast corner of said Lot 1 in Block 59, Nichols Addition having a frontage of 40 feet on East Street, according to the supplemental plat of said Addition on file in the office of the County Clerk of Klamath County, Oregon; less that portion deeded to Arlet C. Edsall on March 15, 1944 deed filed in Deed Volume 163 at page 231, and described as: Beginning on the Westerly line of East Street in Klamath Falls, Oregon, at a point thereof distant 37 feet Southerly from the Northeasterly corner of Block 59 of Nichols Addition to the City of Klamath Falls, Oregon; thence Westerly at right angles to East Street 84½ feet; thence Southerly parallel with East Street a distance of 3 feet; thence Easterly parallel with the Southerly line of said Lot 1, 84½ feet to East Street; thence Northerly along the Westerly line of East Street, 3 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 18th day of JUNE A. D. 1975 at 3:45 o'clock P. M., and

duly recorded in Vol. M 75, of DEEDS on Page 6886

FEE \$ 4.00

W. D. MILNE, County Clerk

By *Hazel D. Dugan*