

1967/50

# 1844 MTC

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8560

LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That C. D. EWING and ELMA F. EWING, husband and wife, aka Carl Ewing and Elma Ewing, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSELL M. SHAW

, 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 the most easterly corner of Lot Two, Block Sixty-Five, NICHOLS ADDITION to the City of Klamath Falls, Oregon, running thence Northwesterly along the Northeasterly line of said Lot 2 a distance of 100 feet; thence Southwesterly parallel with Grant Street (formerly Franklin Street) 54 feet; thence Southeasterly parallel with the Northeasterly line of said Lot 2 a distance of 100 feet to the Northerly line of Grant Street; thence Northwesterly along the Northerly line of Grant Street to the place of beginning.

## SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. A pending paving lien, the amount of which is not available at this time.

(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 except as hereinabove set forth

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 \$ 17,500.00.

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 3rd day of November, 1972

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared the above named C. D. EWING and ELMA F. EWING, husband and wife,

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

Before me: Notary Public for Oregon  
My commission expires 8-5-75

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

Mr. Shaw  
3202 Fallene  
K Falls

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

FEE \$ 3.00

## STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of JUNE, 1976, at 2:22 o'clock P.M., and recorded in book M 76 on page 8560 or as filing fee number 14805, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Hazel Drazul Deputy

Title