

17235

MTC 2024th 12029
-WARRANTY DEED- Vol. 76 Page

ORVILLE H. HAMILTON and SUSAN V. HAMILTON, husband and wife,
Grantors, convey to SHERRILL'S VOLKSWAGEN, INC., an Oregon corpor-
ation, Grantee, all that real property situate in the County of
Klamath, State of Oregon, described as:

Commencing at the Northwest corner of Section 3, Township
39 South, Range 9 East of the Willamette Meridian, Klamath
County, Oregon, and running; thence South 0°00½' East 826.8
feet, more or less along the West line of said Section 3;
to its intersection with a line parallel to and 75.0 feet
distant from (when measured at right angles to) the center
line of Klamath Falls-Lakeview Highway (also known as
South Sixth Street); thence South 55°52½' East, parallel
to said center line of South Sixth Street, 601.2 feet,
more or less, to the true point of beginning; thence
North 34°07½' East 100 feet; thence South 55°52½' East
100.0 feet; thence South 34°07½' West 100.00 feet; thence
North 55°52½' West 100 feet to the point of beginning.
All situate in the Northwest ¼ Northwest ¼ of Section 3,
Township 39 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon

SUBJECT TO: That certain lease dated March 5, 1968,
between Orville H. Hamilton and Susan V. Hamilton,
his wife, lessors, and Texaco Inc., lessee, as dis-
closed by memorandum of Lease recorded April 22, 1968
in Volume M68, page 3115, Microfilm Records of Klamath
County, Oregon, 1976-77 taxes are now a lien but not yet
payable.

and covenant that grantor is the owner of the above-described pro-
perty free of all encumbrances except reservations, restrictions,
easements and rights of way of record and those apparent upon the
land; 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 Seventy
Eight Thousand Four Hundred Sixty Three and 66/100ths (\$78,463.66)
DOLLARS.

Until a change is requested, all tax statements shall be
mailed to the following address: 707 So. 5th Street, Klamath
Falls, Oregon

DATED this 30th day of July, 1976.

STATE OF OREGON)
County of Klamath) ss. July 20, 1976.

Personally appeared the above-named ORVILLE H. HAMILTON and
SUSAN V. HAMILTON, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act. Before me:

Ret 917 C

Gayle V. McDonald
Notary Public for Oregon
My Commission expires: Feb. 22, 1980

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 4th day of
August A.D., 19 76 at 3:02 o'clock P.M., and duly recorded in Vol. M76
of Deeds on Page 12029

FEE \$3.00

WM. D. MILNE, County Clerk
By: *Hazel Drazil* Deputy