

1967 SN

22478

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KNOW ALL MEN BY THESE PRESENTS, That WALTER RATHMACHER and MILDRED RATHMACHER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ADELINE SYBIL WARNER

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:

$\frac{1}{2}$ of Lot 6, Block 1, SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM: Beginning at the Southwest corner of said Lot 6, marked by a $\frac{1}{2}$ inch iron pin; thence North along the Easterly right-of-way line of Madison Street 18.00 feet, to a $\frac{1}{2}$ inch iron pin being the True Point of Beginning of this description; thence continuing North along said right-of-way 49.00 feet to a $\frac{1}{2}$ inch iron pin; thence N89° 49' 20"E parallel to the North of said Lot 6 115.00 feet to a $\frac{1}{2}$ inch iron pin; thence South 49.00 feet to a $\frac{1}{2}$ inch iron pin; thence S89° 49' 20"W 115.00 feet to the True Point of Beginning.

TOGETHER WITH an easement for ingress, egress and utilities for the benefit of the remaining parcels of the Grantee over, under and across the following described real property, to wit:

The South 18 feet of the West one-half of Lot 6, Block 1, SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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: the regulations of South Suburban Sanitary District,

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 \$ 33,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

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

WITNESS grantor's hand this 26th day of November, 1976

Walter Rathmacher
Walter Rathmacher
Mildred Rathmacher
Mildred Rathmacher

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Walter Rathmacher and Mildred Rathmacher

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

(OFFICIAL SEAL)

Before me: Gray B. Pugh
Notary Public for Oregon
My commission expires 8-12-77

NOTE—The sentence between the symbols \odot , if not applicable, should be deleted: See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Adeline Sybil Warner
1535 Madison Street
Klamath Falls, Oregon
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
same as above
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 3rd day of DECEMBER, 1976, at 3:38 o'clock P.M., and recorded in book M 76 on page 19479 or as file/reel number 22478.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MLNE

Recording Officer

By Hazel Dray Deputy

FEE \$ 3.00