

38-11859-5

FORM No. 703—WARRANTY DEED.

SN

25103

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KNOW ALL MEN BY THESE PRESENTS, That LENA MAY CHILDRESS, formerly

Lena May Hauptman, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LLOYD MITTELSTADT

, 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 an iron pin on the Easterly right of way line of the Dalles-California Highway, which lies South 19°24' East, a distance of 159.2 feet from the Southwest corner of Block 8 of CHEMULT, Oregon, running thence South 19°24' East along the Easterly right of way line of the Dalles-California Highway, a distance of 200 feet to an iron pin; thence North 70°36' East a distance of 318 feet to an iron pin on the Westerly right of way line of the S.P.R.R.; thence North 20°54' West along the Westerly right of way line of the S.P.R.R., a distance of 200 feet to an iron pin; thence South 70°36' West a distance of 312.8 feet, more or less, to the point of beginning, in Section 21, Township 27 South, Range 8 E.W.M.

RESERVING unto Grantor, her heirs and assigns, forever, the right to secure and use water from that certain well located on the above described real property, together with the right to use and maintain that certain water line over and across said property, all, in accordance with that certain EASEMENT AGREEMENT entered into by and between Grantor and Grantee of even date to which reference is hereby made and which by this reference is incorporated herein.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; and, Mortgage, including the terms and provisions thereof, dated June 11, 1964, recorded June 16, 1964, in Mortgage Volume 224 at page 18, executed by Lena May Childress, doing business as Wheel Cafe and Thomas A. Childress and Lena May Childress (a partnership), doing business as the Hub Trailer Park and Laundry Mat to Small Business Administration, which said Mortgage Grantor herein agrees to pay according to the terms thereof and hold Grantee harmless therefrom.

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 above 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 \$ 25,000.00

~~However, the actual consideration consists of or includes other property or value given or promised, which is part of the consideration (indicate which)~~

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

WITNESS grantor's hand this 16 day of April, 1973.

Lena May Childress

warrant

claims

However

part of the

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to

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STATE OF OREGON,

County of Klamath

ss.

2194

BE IT REMEMBERED, That on this 10 day of April, 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LENA MAY CHILDRESS, formerly Lena May Hauptman

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.

My Commission expires

9-23-73

WARRANTY DEED

(FORM No. 703)

STEVEN-NEES LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 4th day of FEBRUARY, 19 77, at 3:39 o'clock P.M., and recorded in book M 77 on page 2193 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. NILNE

COUNTY CLERK

Title

By Lloyd Mittelstadt

AFTER RECORDING RETURN TO

Lloyd Mittelstadt

P. O. Box 148

Chemult, OR 97731

FEE \$ 6.00

9-23-73

9-27 FEB 1973

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