

34409

Vol. M77 Page 15280

SKI

KNOW ALL MEN BY THESE PRESENTS, That BURTON E. GRAY and THELMA JEAN GRAY, husband and wife,

hereinafter called the grantor, in consideration of TWELVE THOUSAND NINE HUNDRED AND NO/100—Dollars the true and actual consideration paid for this transfer is: (\$12,900.00) to grantor paid by JAMES R. IVIE and MARIE J. IVIE, husband and wife,

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The following described real property in Klamath County, Oregon.

That portion of Lot 8, Block 50 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows, to wit:

Beginning at the Northwestern corner of said Lot 8, running thence Northeasterly five feet to the true point of beginning, continuing thence Northeasterly along the South line of Jefferson Street, (formerly Bush Street) 44 feet; thence Southeasterly to a point on the Westerly line of 11<sup>th</sup> Street 37 feet distant from the Northeasterly corner of Block 50; thence Southeasterly along the Easterly line of said Lot 8 a distance of 43 feet; thence Southwesterly at right angles to 11<sup>th</sup> Street a distance of 45 feet; thence Southeasterly at right angles to Jefferson Street a distance of 30 feet; thence Southwesterly at right angles to 11<sup>th</sup> Street a distance of 15 feet; thence Northwesterly at right angles to Jefferson Street a distance of 110 feet, more or less, to the true point of beginning.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances excepting easements and restrictions and rights of way of record and those apparent on the land and excepting the 1971-72 real property taxes which are now a lien but not yet payable,

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.

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand and seal this 16<sup>th</sup> day of August, 1971

*Burton E. Gray* (SEAL)  
*Thelma Jean Gray* (SEAL)  
(SEAL)  
(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath

BURTON E. GRAY and THELMA JEAN GRAY

August 16<sup>th</sup> 1971

Personally appeared the above named husband and wife,

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

Before me:

*Caroline A. Marshall*  
Notary Public for Oregon

My commission expires 2-9-74

(OFFICIAL SEAL)

## WARRANTY DEED

BURTON E. GRAY,  
et ux,

TO  
JAMES R. IVIE,  
et ux,

AFTER RECORDING RETURN TO

*First National Bk*  
*P.O. Box 1936*  
*Klamath Falls, OR*  
*97601*

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
19th day of AUGUST, 1971,  
at 1:12 o'clock PM., and recorded  
in book M77 on page 15280  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

W. D. MILNE

County Clerk—Recorder.

By *Harold Dragan* Deputy.

FEB 3 1972