

1967/50

35725

MTC#1451-3931

KNOW ALL MEN BY THESE PRESENTS, That

HULDAH WADE

Vol. 77

Page 17182

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES C. BOVEE and SHARON L. BOVEE, husband and wife,

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: The East 170 feet of Lot 1 and all of Lot 2 in Block 3, BEVERLY HEIGHTS, ALSO, Beginning at a point at the Northeast corner of Tract 20 ENTERPRISE TRACTS of Klamath County; thence Westerly along the Northern boundary line of said tract a distance of 500 feet; thence Southerly 30 feet parallel to Eastern boundary of said tract to the fence; thence Easterly along said fence line a distance of 500 feet more or less to a point on the East boundary line of said tract 20 which is 37 feet South from the point of beginning; thence Northerly along the East boundary line 37 feet to the point of beginning.

SUBJECT TO: All future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

(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 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 \$23,200.00. *For value of the consideration paid for this transfer, stated in terms of dollars, is \$23,200.00. For value of the consideration paid for this transfer, stated in terms of dollars, is \$23,200.00.*

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

WITNESS grantor's hand this 8th day of March, 1973.

*Huldah Wade*

STATE OF OREGON, County of Klamath ss. March 8th, 1973.

Personally appeared the above named HULDAH WADE

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

Before me *John D. Goehner*

Notary Public for Oregon

My commission expires 11/25/76

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 422, Oregon Laws 1967, as amended by the 1967 Special Session.

# WARRANTY DEED

Huldah Wade

TO

James C. Bovee et ux

AFTER RECORDING RETURN TO

*James C. Bovee  
1445 W. 6th #10  
Eugene, OR 97402*

(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 15th day of September, 1977, at 9:51 o'clock A.M., and recorded in book M77 on page 17182, or as filing fee number 35725, Record of Deeds of said County.

Witness my hand and seal of County affixed.

*Wm. D. Milne*

County Clerk Title

*Bernard H. Petch* Deputy

77 SEP 15 AM 9 51

633