

A-28787

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41617

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOE V. LaCLAIR and B. M. LaCLAIR, his wife, of Klamath County, State of Oregon, in consideration of Ten (\$10.00) Dollars, to them paid by CLARENCE C. COPELAND and GLADYS M. COPELAND, his wife, of Klamath County, State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said CLARENCE C. COPELAND and GLADYS M. COPELAND, their heirs and assigns, all the following bounded and described real property, situated in the County of Klamath and State of Oregon:

Lots 1 and 2 of Block 4, Second Hot Springs Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on record in the office of the County Clerk of Klamath County, Oregon, less that portion of Lot 2, described as follows:

Beginning at a point on the southeasterly boundary of Lot 2, Block 4, Second Hot Springs Addition to Klamath Falls, Oregon, which point is 143.0 feet northeasterly from the most southerly corner of said Lot 2; thence northwesterly along a line parallel to Pine Street, 32.0 feet, more or less, to the southeasterly boundary of the U.S.R.S. main canal; thence northeasterly along the southeasterly boundary of said canal, 112.5 feet, more or less, to the northeasterly corner of said Lot 2; thence southwesterly along the southeasterly line of said Lot 2, 107 feet, more or less, to the point of beginning,

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted

(1-Warranty Deed)

L. ORTH BISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON

premises unto the said CLARENCE C. COPELAND and GLADYS M. COPELAND, his wife, as tenants by the entirety, their heirs and assigns forever. And JOE V. LaCLAIR and B. M. LaCLAIR, grantors above named do covenant to and with CLARENCE C. COPELAND and GLADYS M. COPELAND, the above named grantees, their heirs and assigns that they, JOE V. LaCLAIR and B. M. LaCLAIR, are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances and that they will and their heirs, executors and administrators, shall 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 WITNESS WHEREOF, the grantors above named, have hereunto set their hands this 2 day of ^{December} November, 1953.

Return to:
E.P. Widner
1205 Pine St.
K Falls, Or

B. M. LaClair

Joe V. LaClair

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

^{December}
November 2, 1953.

Personally appeared the above named JOE V. LaCLAIR and B. M. LaCLAIR, his wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Anne G. Norland
Notary Public for Oregon.
My Commission expires: April 12, 1957

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 11th day of January A.D., 1953 at 3:49 o'clock P. M., and duly recorded in Vol. M78 of Deeds on Page 716.

FEE \$6.00

WM. D. MILNE, County Clerk
By Bernard J. Letch Deputy