

## WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That

PAUL D. HILTON

hereinafter called the Grantor for the consideration hereinafter stated,  
to Grantor paid by JILL K. ERVIN

hereinafter called the Grantee do hereby grant, bargain, sell and convey unto the said Grantee and Grantee 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:

Lot 17 and the Westerly 13 feet of Lot 16 (being portion of Lot 16 lying between the Northwesterly line thereof and a line parallel thereto and distant 13 feet Easterly and extending between Prescott Street and Oregon Avenue) in Block 72 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Also, a portion of the vacated section of Lakeview Street that lies between Blocks 65 and 72 in Buena Vista Addition to Klamath Falls, Oregon, and more particularly described as follows: Beginning at the Southwesterly corner of Lot 17, Block 72, Buena Vista Addition to Klamath Falls, Oregon; thence North 7°16' East along the Westerly boundary of said Lot 17 a distance of 120.69 feet, more or less, to the Northwest corner of said Lot 17; thence South 89°31'30" West along the South boundary of Prescott Street, a distance of 14.02 feet; thence South 0°28'30" East 40.0 feet; thence South 89°31'30" West 13.0 feet; thence South 0°28'30" East 74.95 feet, more or less, to the Northerly line of Oregon Avenue; thence Southeasterly along said Northerly line of Oregon Avenue, a distance of 11.0 feet, more or less, to the point of beginning.

SUBJECT To a certain mortgage dated the 26th day of October, 1973, wherein Dawn Marie Taylor was the mortgagor and Leslie B. Bennett and Wilma Y. Bennett, were mortgagees, which said Mortgage was recorded on December 3, 1973, in Book M-73, Page 15636.

TO HAVE AND TO HOLD The same unto the said Grantee and Grantee heirs, successors and assigns forever.

And said Grantor hereby covenant to and with the 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 hereinbefore 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 \$ None.

WITNESS Grantor's hand this 14th day of March, 1978.

*Paul D. Hilton*

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STATE OF OREGON, County of Klamath ) SS.

March 14, 1978,,

Personally appeared the above-named \_\_\_\_\_

PAUL D. HILTON

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

Before me:

Robert A. Runkle

Notary Public for

My Commission Expires: 1/11/79.

Paul D. Hilton  
239 PRINCETON  
K7.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

his 14th day of March

A. D. 19 78 at 2:56 clock P M., and

truly recorded in Vol. M78, of Deeds on Page 4857

Wm D. MILNE, County Clerk

By Bernice A. Ketch

Fee \$6.00