

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRANK T. HMEL and MADALINE M. HMEL, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by WALTER M. DOUGLAS and LULA M. DOUGLAS, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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 a point on the line between Lots 2 and 3 in Block 1 of FIRST ADDITION to the City of Klamath Falls, Oregon, which is 100 feet Northerly and Westerly along said line between Lots 2 and 3 from the Northerly and Westerly line of Cook Street; thence Northerly and Westerly along said line between Lots 2 and 3, Block 1, First Addition, to the South line of Upham Street; thence West along the South line of Upham Street to the East line of Uerlings Street; thence South along the East line of Uerlings Street to the line between Lots 3 and 4, Block 1, First Addition; thence Southerly and Easterly along said line between Lots 3 and 4 to a point which is 100 feet Northerly and Westerly along said line from the Northerly and Westerly line of Cook Street; thence Northerly and Easterly parallel to the Northerly and Westerly line of Cook Street to the point of beginning, being all a part of Lot 3, Block 1, First Addition; also

Beginning at a point on the lot line between Lots 2 and 3, Block 1, FIRST ADDITION to the City of Klamath Falls, Oregon, which point is North 51° 15' West 137.55 feet from the lot corner of the Northwestern property line of Cook Street, common to said Lots 2 and 3, and

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running thence North 38.35 feet more or less to a point on the South property line of Upham Street; thence West along the South property line of Upham Street 46.75 feet, more or less, to the intersection of the lot line between said Lots 2 and 3; thence South 51° 15' East along the lot line between said lots 2 and 3; 60.36 feet more or less to the place of beginning, being a portion of Lot 2, Block 1, FIRST ADDITION to the City of Klamath Falls, Oregon.

SUBJECT TO:

- 1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
- 2. Taxes for the year 1972-73, part paid, balance of \$99.10 unpaid.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth; and that Grantors 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 \$3,800.00.

WITNESS Grantors' hands this 6th day of December 1972.

Frank T. Hmel

Madeline M. Hmel

STATE OF OREGON
County of Klamath

) ss.
)

Personally appeared the within named FRANK T. HMEL and MADELINE M. HMEL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 6th day of December, 1972.

JAMES W. WESLEY
Notary Public for Oregon
My commission expires

James W. Wesley
NOTARY PUBLIC FOR OREGON

My Commission expires: 1-20-76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of April A.D., 19 78 at 9:59 o'clock A M., and duly recorded in Vol M78 of Deeds on Page 7589.

FEE \$6.00

WM. D. MILNE, County Clerk
By Berntha D. Litch Deputy

Return to: Walter M. Thugstad
Rt 2 Box 139
Olympia, Washington
98503