

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Walter E. Boggs, Bettie M. Boggs,
John W. Hylton and Audrey N. Hylton

to grantor paid by John W. Hylton and Audrey N. Hylton, hereinafter called the grantor, for the consideration hereinafter stated,

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:

S $\frac{1}{2}$ Lot #22: S $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 10, TWP25S, R8E, W. M.

Subject to a thirty foot (30 ft.) wide easement along South boundary, and a twenty foot (20 ft.) wide easement along East boundary, for mutual road-way use and power utility purpose.

Subject to restrictions and reservations of record.

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

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 \$ 1,725.00

~~part of the~~ ~~the whole~~ ~~consideration~~ ~~thereof~~ ~~which~~ ~~is~~ ~~the~~ ~~same~~ ~~as~~ ~~the~~ ~~above~~ ~~stated~~ ~~in~~ ~~the~~ ~~instrument~~ ~~whereby~~ ~~the~~ ~~above~~ ~~premises~~ ~~are~~ ~~conveyed~~ ~~to~~ ~~the~~ ~~grantee~~ ~~and~~ ~~his~~ ~~heirs~~ ~~and~~ ~~assigns~~ ~~forever~~ ~~and~~ ~~the~~ ~~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~~

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

WITNESS grantor's hand this 2nd day of August, 1978.

Bettie M. Boggs
Walter E. Boggs

John W. Hylton
Audrey N. Hylton

STATE OF OREGON, County of Sand

Personally appeared the above named parties

August 2, 1978

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

(OFFICIAL SEAL)

Before me: Georgia D. Wright
 Notary Public for Oregon
 My commission expires 12/31/82

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 442, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Walter E. Boggs, Bettie M. Boggs, John W. Hylton and Audrey N. Hylton

TO

John W. Hylton and

Audrey Hylton

AFTER RECORDING RETURN TO

Mr. & Mrs. John W. Hylton
 3200 Wood Avenue,
 Eugene, Oregon 97402

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of August, 1978, at 9:59 o'clock A. M., and recorded in book 1178 on page 17182.
 Record of Deeds of said County.

Witness my hand and seal of County aforesaid.

Wm. D. Gilne

County Clerk Title

By Bernice A. Hatch Deputy

Fee \$3.00

Send tax bill to: John W. Hylton, 3200 Wood Ave., Eugene, Oregon 97402