

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. DOUGLAS and HELGA HELEN DOUGLAS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED A. HANSON and HELEN M. HANSON, 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: Lots 6 and 7 and the southerly 15 feet of Lot 8 in Block 3, REPLAT NO. 1 of SUNNYSIDE ADDITION.

SUBJECT TO: 1970-71 real property taxes and all future real property taxes and assessments; Improvement Unit No. 203, Card 33, filed August 23, 1968 in the unpaid amount of \$1,905.60; Contract of Sale dated March 4, 1959, wherein ARTHUR G. BEBOUT and GLADYS L. BEBOUT, husband and wife, are Sellers, and JAMES E. DOUGLAS and HELGA HELEN DOUGLAS, husband and wife, are Buyers.

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 which Grantees assume and agree to pay and hold Grantors harmless therefrom

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 \$ 16,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and every other conveyance to require, the singular includes the plural. WITNESS grantor's hand this 30th day of September, 19 70.

James E Douglas
Helga Helen Douglas

STATE OF OREGON, County of Klamath, ss. September 30th, 19 70. Personally appeared the above named JAMES E. DOUGLAS and HELGA HELEN DOUGLAS, husband and wife,

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

Before me: John A. Maass
Notary Public for Oregon
My commission expires 7-2-74

NOTE: No action between the parties to this instrument, shall be deemed, for purposes of Oregon laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

James E. Douglas et al

Fred A. Hanson et al

Klamath Trust Federal
340 Main St.
Klamath Falls, OR

FORGET NOT THIS
DEED IS RECORDED
FOR RECORDING
LAND IN OREGON
THIS 30th day of
September, 1970.

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of October, 1970, at 1:53 o'clock PM, and recorded in book K78 on page 21872. Record of Deeds of said County. Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk
Bernard J. Helich Deputy
Title.
Fee \$3.00