

1967/JO

64937



KNOW ALL MEN BY THESE PRESENTS, That H.S. VADEN and LYDIA VADEN,
husband and wife,

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by PAUL F. VAN DUSEN and LEONA M. VAN DUSEN, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

The North 58 feet of Lot 3, Block 4, PLEASANT VIEW TRACTS, Klamath
County, Oregon.

SUBJECT TO: Contracts, liens, assessments, rules and regulations for
irrigation, drainage and sewage; reservations, restrictions, easements
and rights of way of record, and those apparent on the land; acreage and
use limitations under provisions of the United States Statutes and re-
gulations issued thereunder; all future real property taxes and assess-
ments.

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 that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$ 9,500.00
However, the actual consideration consists of or includes other property of value given or promised which is
part of the consideration (indicate which) /

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

WITNESS grantor's hand this 20 day of November 1969

H.S. Vaden
Lydia Vaden

STATE OF OREGON, County of Klamath) ss. November 20, 1969
Personally appeared the above named H.S. VADEN and LYDIA VADEN, husband and
wife

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

Before me:

W. D. Milne
Notary Public for Oregon
My commission expires Feb. 23 1970

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

H.S. Vaden et ux

TO

Paul F. Van Dusen et ux

AFTER RECORDING RETURN TO

Leona Van Dusen
2024 Fargo St
Klamath Falls
Oreg
97601

(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 instru-
ment was received for record on the
3rd day of April, 1969
at 11:36 o'clock A.M., and recorded
in book M79 on page 7263
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

W. D. Milne
County Clerk

By [Signature] Deputy
Title.

Fee \$3.00

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