

1967/50

KNOW ALL MEN BY THESE PRESENTS, That **TINSETH, husband and wife,** **HELMER T. TINSETH and PEARL E.**

to grantor paid by **DAVID W. SAYER and FLORENCE SAYER, husband and wife,** 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:
Lot 41 LOMA LINDA HEIGHTS, in the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO: 1971-72 real property taxes and all future real property taxes and assessments; reservations and conditions as to set back lines and easement, including the terms and provisions thereof, as set out in the dedication and on the Plat of Loma Linda Heights; declaration of conditions and restrictions, executed by John T. Blubrecht et ux to the Public, dated August 4, 1955, recorded August 5, 1955 in Deed Volume 276 at page 330, as amended by Amendment to Declaration of Conditions and Restrictions, executed by John F. Glubrecht et al dated December 1, 1955, recorded January 5, 1956 in Deed Volume 280 at page 263; reservations, conditions and recitals, including the terms and provisions thereof, as shown in deed from the United States of America to John F. Glubrecht, et ux, dated January 15, 1955, recorded February 21, 1955 in Deed Volume 272 at page 375;

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, an easement created by instrument, including the terms and provisions thereof, dated November 20, 1956, recorded December 17, 1956, in Book 288, page 492 Deed Records in favor of California Oregon Power Company, for right of way for transmission and distribution of electricity and communications, over Southwesterly 8 feet of Lot 41,

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 \$ **4,950.00**

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

WITNESS grantor's hand this **23rd** day of **July** 19**71**.

Helmer T. Tinseth
Pearl E. Tinseth

STATE OF OREGON, County of **Marion**

Personally appeared the above named **HELMER T. TINSETH and PEARL E. TINSETH,** husband and wife,

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

(OFFICIAL SEAL)

Before me:

Charles Blain
Notary Public for Oregon

My commission expires **Feb. 27, 1972**

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
Helmer T. Tinseth et ux

TO
David W. Sayer et ux

AFTER RECORDING RETURN TO

Dale Scheer
432 Walnut Ave.
Klamath Falls, Ore
97601

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of **Klamath**

I certify that the within instrument was received for record on the **18th** day of **April**, 19**80**, at **5:00** o'clock **P M.** and recorded in book **M80** on page **7416** Record of Deeds of said County. Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Shirley A. Helo* Deputy

Fee \$3.50

80 APR 18 PM 5 00