

This Indenture Witnesseth, That LORRAINE J. HUSTON,

herein called "grantor," in consideration of / TWELVE THOUSAND NINE HUNDRED FIFTY AND NO/100 Dollars to her paid, has bargained and sold and by these presents does grant, bargain, sell and convey to

MAURICE D. WATSON and RITA D. WATSON, husband and wife,

herein called "grantees," their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Beginning at the SE corner of Lot 7; thence W. along the S. line of Lot 7, 160 feet to the SW corner; thence Northwesterly along the Southwesterly line of Lots 6 and 7, 44.6 feet to the NW corner of Lot 6; thence North-easterly along the Northwesterly line of Lot 6, 23 feet; thence South-easterly on a line radial to the curb of California Avenue at a point 28.35 feet S. from the intersection of the W. line of California Avenue with the SW line of Gobi Street a distance of 158.5 feet; thence S. along the W. line of California Avenue a distance of 39 feet to the point of beginning, being portions of Lots 6 and 7, Block 106, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the State of Oregon by deed dated September 24, 1956, recorded September 28, 1956, in Book 287, Page 68, Deed Records of Klamath County, Oregon. SUBJECT TO: (1) Easement upon a strip 4 feet wide along the Northerly side of said premises which is used with a similar 4-foot strip along the Southerly side of the adjoining premises for a common automobile driveway, as set out more fully in deed recorded in Book 93, Page 235, Deed Records of Klamath County, Oregon. (2) 1975-76 real property taxes which are now a lien but not yet due and payable. (3) Limited access in deed, including the terms and provisions thereof, from Gilman Huston and Lorraine J. Huston to the State of Oregon, by and through its State Highway Commission, dated September 24, 1956, recorded in Book 287, Page 68, Deed Records of Klamath County, Oregon,

WIT COMMISSIONER EXPIRES
KOLAH PUBLIC FOR OREGON

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same. TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantor does covenant to and with said grantees, their heirs and assigns, that she is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated; and that she and her heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$12,950.00.

IN WITNESS WHEREOF, I have hereunto set my hand this 16th day of July, 1975.

WIT COMMISSIONER EXPIRES
KOLAH PUBLIC FOR OREGON

Lorraine J. Huston

Subscribed and sworn to before me this 16th day of July, 1975, at Klamath Falls, Oregon.

Personally appeared the above-named LORRAINE J. HUSTON

H.F. SMITH (KIVWALE)
Attorney at Law
538 Main Street
Klamath Falls, Oregon 97604

SEND TAX STATEMENTS TO:

MA - Donna

17 - Home

SEND BY REGISTER TO:

STATE OF OREGON
County of KLAMATH

ss. July 16th, 1975.

Personally appeared the above-named LORRAINE J. HUSTON,

known to me to be the identical person described as grantor in the within Deed, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Herman J. Smith

NOTARY PUBLIC FOR OREGON

My commission expires 12-21-75

STATE OF OREGON

ss. 19

County of KLAMATH

Personally appeared who, being first duly sworn, did say that he the and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors and he acknowledged said Deed to be its voluntary act and deed.

NOTARY PUBLIC FOR OREGON

My commission expires

Marrantly Deed

From

To

State of Oregon, }
County of Klamath } ss.

I hereby certify that the within instrument was received and filed for record on the 6th day of June, 1980, at 3:35 o'clock P.M. and recorded on Page 10394 in Book M80 Records of Deeds of said County.

WM. D. MILNE, County Clerk

By *Bernetha Hetsche* Deputy

Fee \$7.00

Return to: 716

premises situated in County State of Oregon herein called "Grantor" and assigns forever the following-described

paid and conveyed to

paid and sold and by these presents do Grant

herein called "Grantor" in consideration of

THIRTY THOUSAND NINE HUNDRED

This instrument witnessed by LORRAINE J. HUSTON

Marrantly Deed

38-31223-1