

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Jesse Steele, a widow woman,

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by Jerry Winnard Mustard and Roxie Ann Mustard,  
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:

A portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East  
of the Willamette Meridian described as follows:

Beginning at the intersection of the Northerly right of way line of  
Boardman St. with the Westerly right of way line of Crest Street, said  
point being Northwest a distance of 30 feet, more or less from the  
Southeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, Township 39 South, Range 9  
East of the Willamette Meridian; thence North along said Westerly right  
of way of Crest St. a distance of 500 feet to a point; thence N66°55' W  
217.5 feet to the true point of beginning of this description; thence  
continuing N66°55'W a distance of 165.4 feet; thence South 250.6 feet;  
thence East a distance of 155 feet to a point; thence North 185.6 feet  
to the true point of beginning.

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 noted of record as of the date of this deed and those apparent upon  
the land, if any;

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 \$7,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole consideration (indicate which):

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

WITNESS grantor's hand this 28th day of July, 1970.

Jesse Steele  
Jesse Steele

STATE OF OREGON, County of Klamath ) ss. July 28th, 1970.  
Personally appeared the above named Jesse Steele, a widow woman,

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

Before me: Margaret E. Looney  
Notary Public for Oregon  
My commission expires 3-19-73

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

Jesse Steele

TO  
Gerry Winnard Mustard  
and Roxie Ann Mustard

AFTER RECORDING RETURN TO

Carl & Dorothy Sevey  
3704 Cannon Ave.  
K. Falls, Or.

(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  
2nd day of July, 1980,  
at 1:03 o'clock P.M., and recorded  
in book M80 on page 12240  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

County Clerk Title.

By Berntha Heloich Deputy

Fee \$3.50