

1967/SO

KNOW ALL MEN BY THESE PRESENTS, That RUBEN C. MEHLHOFF and IRENE G. MEHLHOFF, husband and wife

to grantor paid by JAMES R. DECKER, single, 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 6 in Block 97 of BUENA VISTA ADDITION to the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO: Easements and rights of way of record and apparent thereon.

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,

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 \$ 4,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) \$500.00 cash, \$4,000.00 by contract.

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

WITNESS grantor's hand this May 19 70

Montana
STATE OF OREGON, County of Hill ss.
Personally appeared the above named RUBEN C. MEHLHOFF and IRENE G. MEHLHOFF 19 70

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

(OFFICIAL SEAL)

Before me: *Harold Miller*
Notary Public for Oregon Montana
My commission expires 10-10-71

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

RUBEN C. MEHLHOFF and
IRENE G. MEHLHOFF
TO
JAMES R. DECKER

AFTER RECORDING RETURN TO
JAMES R DECKER
Rt 1 Box 238
Bonanza, OR 97623

(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 instrument was received for record on the 14th day of October, 19 80, at 2:25 o'clock P.M., and recorded in book M80 on page 20017 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title:
By *Berntha Adetich* Deputy

Fee \$3.50