

1967/50

KNOW ALL MEN BY THESE PRESENTS, That ROBERT H. ANDERSON and BETH ANDERSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALFRED W. DENHAM and MARIA C. DENHAM, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 58, BUENA VISTA ADDITION, in the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; Contract of Sale wherein Fred E. Speer, et ux, are Vendors, and Robert H. Anderson and Beth Anderson, husband and wife, are Vendees, which said Contract Grantors herein agree to pay according to the terms and tenor thereof, and hold Grantees harmless therefrom.

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 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 \$ 7,000.00

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

WITNESS grantor's hand this June day of June, 19 71.

Robert H. Anderson
Beth Anderson

STATE OF OREGON, County of Klamath) ss. June, 19 71

Personally appeared the above named ROBERT H. ANDERSON and BETH ANDERSON, husband and wife,

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

Before me:

Carleen Wendell

Notary Public for Oregon

My commission expires November 16, 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

Robert H. Anderson, et ux

TO

Alfred W. Denham et ux

AFTER RECORDING RETURN TO

Mr + Mrs Denham
4317 Avalon
KFO

(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 7th day of April, 19 81, at 11:30 o'clock AM., and recorded in book M81 on page 6210 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Title.

By *Debra A. Janzen* Deputy

Fee \$3.50