

1967/50

30042

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KNOW ALL MEN BY THESE PRESENTS, That EVELYN MANNING, Personal Representative of the Estate of SADIE HIGGINS, Deceased,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT A. DETROIT and CAROL A. DETROIT, 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: A piece or parcel of land situated in the N1/2SE1/4NW1/4 of Section 11, Township 39 S., Range 9 E., W.M., Klamath County, Oregon, and more fully described as follows: Beginning at a point in the center line of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10 and 11, Township 39 south, Range 9 E., W.M., and as marked on the ground by an iron pin driven therein, bears South 89°44'-1/2' West along said roadway centerline 1550.9 feet to a point in the West boundary of said Section 11: and North 0°13'-1/2' West 1662.5 feet to said section corner and running thence North 0°01' West 331.4 feet to a point in the Northerly boundary of said N1/2SE1/4NW1/4 of Section 11: thence North 89°47' East along said boundary line 65.7 feet: thence South 0°01' East 331.3 feet, more or less, to an intersection with the centerline of above mentioned roadway: thence South 89°44'-1/2' West along said roadway centerline 65.7 feet, more or less, to said point of beginning. SUBJECT TO an easement for one-half of the right of way of the above mentioned roadway.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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:

Reservations, restrictions, rights-of-way of record and those apparent on the land,

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 \$6,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration marked with X's.

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

WITNESS grantor's hand this 29 day of March, 19 73.

Evelyn Manning
Evelyn Manning, Personal Representative of Est. of Sadie Higgins, Deceased.

STATE OF OREGON, County of KLAMATH ss. March 29, 19 73.

Personally appeared the above named EVELYN MANNING, Personal Representative of the Estate of SADIE HIGGINS, Deceased,

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

Before me, Paula M. Brattain
Notary Public for Oregon
My commission expires 9-2-75

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

TO

AFTER RECORDING RETURN TO

Caroline Adams
4625 Newell
Klamath Falls, Or
97601

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

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 31st day of October, 19 83, at 11:47 o'clock A.M., and recorded in book MS3 on page 18723 or as filing fee number 30042, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

By Paula M. Brattain Deputy

Fee: \$1.00

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