

KNOW ALL MEN BY THESE PRESENTS: That we Paul J.

Lambertson and Dixie Lambertson, husband and wife, for and in consideration of the sum of \$43,000.00 have bargained and sold and by these presents do bargain, sell and convey unto Luther R. Cole Jr. and Catherine Cole, husband and wife, the following described real property situated within Bly, Klamath County, State of Oregon, to wit:

A piece or parcel of land situated in Klamath County, Oregon, and being portions of Lot 13 of Block 7 of North Bly, the plat whereof is on file in the records of Klamath County, Oregon, and of Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 3 Twp. 37 S.R. 14 E.W.M., and more particularly described as follows: Beginning at a point in the line marking the Northeasterly boundary of the said Lot 13 of Block 7 of North Bly, said point being 67.2 feet Northwesterly along the said Northeasterly boundary of the said Lot 13 of Block 7 of North Bly, from the Northeasterly corner of said Lot 13 Block 7 of North Bly, and which said point is the most Northerly corner of the property mortgaged by J.C. Harrison et ux., to The United States National Bank of Portland, said mortgage dated August 25, 1949, and recorded in Mortgage Vol. 128, page 425, records of Klamath County, Oregon; thence Northwesterly along the said Northeasterly line of said Lot 13 Block 7 of North Bly, 56.6 feet; thence South 34 $^{\circ}$  52' West 143 feet, more or less, to a point in the line marking the Westerly boundary of the tract originally conveyed by J.C. Edsall to V.D. Jones by deed recorded in Vol. 89, page 593, Deed Records of Klamath County, Oregon; thence Southerly 125 feet, more or less, along the Westerly boundaries of the last mentioned tract, and the tract originally conveyed by J.C. Edsall to V.D. Jones by deed recorded in Vol. 89, page 594, Deed Records of Klamath County, and the tract originally conveyed by J. C. Edsall to V.D. Jones by deed recorded in Vol. 89, page 595, Deed Records of Klamath County, to the Southwesterly corner of the last mentioned tract; thence Easterly 105 feet, more or less, along the Southerly boundary of the last mentioned tract to a point; thence Northerly 150 feet, more or less, along the Easterly boundary of the last mentioned tract and the before mentioned tract originally conveyed by J.C. Edsall to V.D. Jones by deed recorded in Vol. 89, page 593, to the Northeasterly corner of the last mentioned tract; thence Northeasterly in a straight line 70 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD the above granted premises unto the grantees and unto their heirs and assigns forever. The

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grantors do hereby covenant with the grantees that they are lawfully seised of a merchantable fee simple title to said premises; that said premises are free of all liens and encumbrances of every kind and nature whatsoever excepting: (1) Terms and provisions contained in deed from J.C. Harrison and Lyndell B. Harrison, husband and wife, to C.S. Elliott dated July 26, 1950, recorded July 27, 1950, Deed Vol. 240, page 491, records of Klamath County, Oregon; (2) Agreement concerning sewage disposal, including the terms and provisions thereof, between J.C. Harrison and Lyndell B. Harrison, husband and wife, and C.S. Elliott, dated July 26, 1950, recorded July 27, 1950, Deed Vol. 240, page 494, records of Klamath County, Oregon; (3) Right of way for the Bly ditch. The grantors do further covenant to and with the grantees, their heirs and assigns, that they will forever warrant and defend said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the grantors have hereunto set their hands and seals this 16th day of August, 1973.

Paul J. Lambertson (SEAL)

Dixie Lambertson (SEAL)

State of Oregon )  
County of Lake } :SS

On this 16th day of August, 1973, before me personally appeared the within named Paul J. Lambertson and Dixie Lambertson, husband and wife, and they did then and there acknowledge that they executed the foregoing instrument.

2. J. Leach  
Notary Public for Oregon

My Commission Expires

January 22, 1977

Ret: Luther Cole  
Box 26  
Bly, Ore  
97622 -

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of September A.D., 19 85 at 2:52 o'clock P M., and duly recorded in Vol. 15091 on Page M85  
of Deeds

FEE \$9.00

Evelyn Biehn County Clerk

By Sam Smith