

KNOW ALL MEN BY THESE PRESENTS, That JAMES W. BERG and CATHERINE BERG, husband and wife

to grantor paid by ERVIN H. HULTMAN and BERTHA HULTMAN, hereinafter called the grantor, for the consideration hereinafter stated, as tenants by the entirety

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:

That portion of Lots 5 and 6, Block 72 of BUENA VISTA ADDITION to Klamath Falls, described as follows: Beginning at the Northeastly corner of Block 72 of Buena Vista Addition to the City of Klamath Falls, which point is also the Northeastly corner of Lot 6 of said Block, and running thence south 37°09' West along the Westerly line of Harriman Avenue 92 feet to the corner common to Lots 5 and 6; thence continuing South 37°09' West along said Westerly line of Harriman Ave., 50 feet to the most Southerly corner of Lot 5; thence at right angles North 52°51' West a distance of 60 feet to a point on the line between Lots 4 and 5 of said Block 72; thence North 13°51' East a distance of 54.4 feet to a point on the line between Lots 5 and 6; thence South 52°51' East along said line between Lots 5 and 6 a distance of 41.9 feet to a point; thence at right angles North 37°09' East a distance of 62 feet to a point on the Southerly line of Prescott St.; thence following said Southerly line of Prescott Street North 89°31' East a distance of 50 feet to the place 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

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 \$11,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 13th day of August, 1970

James W. Berg
Catherine Berg

STATE OF OREGON, County of Klamath
Personally appeared the above named husband and wife,

JAMES W. BERG and CATHERINE BERG, August 13, 1970

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

(OFFICIAL SEAL)

Before me: *Thomas H. Hattin*
Notary Public for Oregon
My commission expires April 24, 1972

NOTE—The sentence between the symbols ∅, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967 as amended by the 1969 Special Session.

WARRANTY DEED

JAMES W. BERG and CATHERINE BERG, husband and wife

TO ERVIN H. HULTMAN and BERTHA HULTMAN, husband and wife, as tenants by the entirety

AFTER RECORDING RETURN TO
Bertha H. Hultman
330 Pacific Terrace
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 2nd day of January, 1986 at 4:13 o'clock PM., and recorded in book M86 on page 273 Record of Deeds of said County.

Witness my hand and seal of County affixed

EVELYN BIEHN,

Klamath County Clerk Title
By *Prin. Smith* Deputy

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