

A-18515

FORM No. 633—WARRANTY DEED

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BENNETT'S LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Donald L. Sloan and Hazel I. Sloan, husband and wife

in consideration of Ten and no/100 (\$10.00) - - - - - , hereinafter called the grantor, and other valuable considerations - - - - - Dollars,

to grantor paid by Hugh T. Estes and Lucille Estes, an estate in fee simple as tenants by the entirety - - - - - , 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 5, Block 2 of THE TERRACES, an addition to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: 1. Taxes for 1967-68 which now are a lien but not yet payable, which the grantee assumes and agrees to pay.

2. Trust Deed, including the terms and provisions thereof, executed by Donald L. Sloan and Hazel I. Sloan, husband and wife, as grantor, to William Ganong, as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated June 14, 1967, recorded June 16, 1967, in Microfilm records as Document No. 14898 Volume M67 page 4555, records of Klamath County, Oregon, to secure the payment of \$8,350.00, which the grantee assumes and agrees to pay.

To Have and to Hold the above described and granted premises 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 those of record and those apparent upon 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.

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

WITNESS grantor's hand and seal this day of August 11, 1967.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(ORS 93 410)

STATE OF OREGON, County of Klamath) ss. August 11, 1967
Personally appeared the above named Donald L. Sloan and Hazel I. Sloan

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

Before me:

Notary Public for Oregon

My commission expires

(OFFICIAL SEAL)

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No.

Hugh T. Estes
4450 Onyx Ave
Klamath Falls, Oregon

Fee \$1.50

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15 day of August, 1967, at 4:15 o'clock P.M., and recorded in book M-67 on page 5365 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk—Recorder.

By Jane Healey Deputy.