

18356

VOL 167, 8893

KNOW ALL MEN BY THESE PRESENTS, That CAESAR PONCE and JESSIE PONCE, husband and wife,

in consideration of Ten & No/100, (\$10.00), & other consideration ^{hereinafter called the grantor,} Dollars,

to grantor paid by GLENN W. GUYER and BETTY LOU GUYER, husband and wife

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:

Tract 27 of KIELSMEIER ACRE TRACTS, in Klamath County, Oregon.

SUBJECT TO: 1967-68 real property taxes and all future taxes and assessments; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and, reservations, restrictions, easements and rights of way of record, and those apparent on the land; SUBJECT, FURTHER, to that certain Mortgage, including the terms and provisions thereof dated November 18, 1958, recorded December 12, 1958, in Mortgage Volume 186 at page 673, given to secure the payment of \$12,500.00 with interest thereon and such future advances as may be provided therein, executed by Robert J. Callagan and Joyce E. Callagan, husband and wife, to First National Bank of Oregon, AND, SUBJECT, FURTHER, to that certain Mortgage dated December 22, 1966, recorded January 3, 1967, in Book M-67 at page 29, records of Klamath County, Oregon, given to secure payment of \$1,180.00, executed by Caesar Ponce and Jessie Ponce, husband and wife, to Robert J. Callagan and Joyce E. Callagan, husband and wife, which said mortgages GRANTEES herein assume and agree to pay and hold Grantors harmless therefrom.

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 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.

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

WITNESS grantor's hand this 18 day of October, 1967.

Caesar Ponce
Jessie Ponce

(ORS 93.490)

STATE OF OREGON, County of Klamath, ss. October 17, 1967

Personally appeared the above named JESSIE PONCE, wife of CAESAR PONCE

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

Before me:

Notary Public for Oregon

My commission expires 9/23/69

(OFFICIAL SEAL)

WARRANTY DEED

Caesar Ponce et ux

TO
Glenn W. Guyer et ux

AFTER RECORDING RETURN TO

Glenn W. Guyer
1529 Hope Street
City

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

STATE OF OREGON,

County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book _____ on page _____
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

By _____
County Clerk—Recorder.

Deputy.

8894

FORM NO. 23 — ACKNOWLEDGMENT
STENOGRAPHIC PUBLISHING CO., PORTLAND, ORE.

STATE OF OREGON,

County of Lane

BE IT REMEMBERED, That on this _____ day of October, 1967,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named CAESAR PONCE, husband of JESSIE PONCE

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.

in presence of
Caesar Ponce and
the Clerk to Superior Court
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

[Signature]
Notary Public for Oregon.

My Commission expires _____
Commission Expires Feb. 20, 1971

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Betty Lou Guyer _____
this 17th day of November _____ A.D. 19 67 at 10:32 o'clock A.M., and
duly recorded in Vol. M. 67, of _____ Deeds on Page 8893.

Fee \$ 3.00

DOROTHY ROGERS, County Clerk
By *[Signature]* Deputy