

24520

WARRANTY DEED

Vol. M-68 PAGE 6388

This Indenture Witnesseth, THAT WAYNE D. ANSPAUGH and KAREN E. ANSPAUGH,
husband and wife,

hereinafter known as grantors for the consideration hereinafter recited,
have bargained and sold, and by these presents do grant, bargain, sell and convey unto

CARRIE E. EGLAND,

her heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

Beginning at a point on the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South,
Range 9 East Willamette Meridian, which is North 0 degrees 35' West, 666.2 feet from
the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2; thence North 0 degrees 35' West,
along said West line, a distance of 75 feet; thence North 89 degrees 25' East, 135
feet; thence South 0 degrees 35' East, 75 feet; thence South 89 degrees 25' West,
135 feet to the point of beginning, being a parcel of land in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of
Section 2, Township 39 South, Range 9 East Willamette Meridian.

SUBJECT to contract and/or lien for irrigation and/or drainage, easements and rights
of way of record and apparent on the land, and to mortgage from Joseph William Lowther
and Evelyn Joy Lowther, his wife, to The First National Bank of Portland, dated July
20, 1955, recorded same date in Vol. 164, page 390 of Klamath County Mortgage Records,
which the grantees herein expressly assume and agree to pay in accordance with the
terms and conditions thereof. ALSO subject to 1968-69 taxes, now a lien but not yet
payable.

The true and actual consideration for this transfer is \$11,500.00, being \$7,500.00 cash
and \$4,000.00 by the assumption and payment of the above described mortgage.

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee,
her heirs and assigns forever. And the said grantors do hereby covenant to and with the said
grantee, her heirs and assigns, that they are the owner in fee simple of said premises;
that they are free from all incumbrances, except those above set forth,
and that they will warrant and defend the same from all lawful claims whatsoever, except those
above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals
this 15 day of July 1968.

(SEAL) *Wayne D. Anspaugh* (SEAL)(SEAL) *Karen E. Anspaugh* (SEAL)

STATE OF OREGON, County of Klamath ss. July 15, 1968.

Personally appeared the above named WAYNE D. ANSPAUGH and KAREN E. ANSPAUGH,
husband and wife,

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

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

Mary H. Linton

Notary Public for Oregon.

My commission expires Dec. 16, 1968.

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received
for record on the 15 day of July
1968 at 1:50 o'clock P.M. and recorded in book
M-68 on page 6388 Record of Deeds of
said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

By *Dorothy Rogers* County Clerk-Recorder.

Deputy

Fee 1.50

Return to:

Carrie E. Egland
2128 6th St.
Klamath Falls, Ore.