

1967

26622

VOLUME PAGE 9011

STEVENS-HESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Edward Wirtz and Doris L. Wirtz, husband and wife

do 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 81 and the Easterly 26 feet of Lot 80, LEWIS TRACTS, Klamath County, Oregon

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, dated January 21, 1965, recorded February 5, 1965 in Mortgage Volume 228 at page 471, given to secure the payment of \$7,250.00, with interest thereon and such future advances as may be provided therein, executed by Edward Wirtz and Ardis Wirtz, husband and wife, to Oregon Title Insurance Co., an Oregon corporation, trustee for beneficiary, Commonwealth Inc., an Oregon Corporation. By an instrument recorded April 8, 1965 in Mortgage Volume 229 at page 437, the above Trust Deed was assigned to The State of Oregon, acting by and through the State Treasurer for the Industrial Accident Fund.

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 except as noted above and rights of way, easements, restrictions of record and those apparent on 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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 30th day of September, 1968.

STATE OF OREGON, County of Clatsop ) ss. September 30, 1968.  
Personally appeared the above named Edward Wirtz and Doris L. Wirtz, husband and wife  
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *John E. Dickhula*  
Notary Public for Oregon  
My commission expires Feb. 6, 1970

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

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No. Transamerica Title Insurance Co.

(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 4th day of October, 1968, at 8:55 o'clock A.M., and recorded in book M-68 on page 9011.

Record of Deeds of said County.  
Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk Title.

By *Charles K. Howes* Deputy.

Fee 1.50