

KNOW ALL MEN BY THESE PRESENTS, That CARY E. SPARGUR and SALLY M. SPARGUR, husband and wife,

to grantor paid by BERTHA JANET COATS, hereinafter called the grantor, for the consideration hereinafter stated,

....., 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 7, 8, 9, and the West 19 feet of Lot 10, Block 36,
FIRST ADDITION TO MIDLAND, Klamath County, Oregon;

SUBJECT TO reservations and restrictions of record, and easements and rights-of-way of record and those apparent on the land;

SUBJECT To contracts and/or liens for irrigation and/or drainage; and

SUBJECT To that certain mortgage dated April 12, 1965, recorded April 14, 1965, in Mortgage Records of Klamath County, Oregon, Volume 229, at Page 520, given to secure the payment of \$13,000.00 with interest thereon and such future advances as provided therein, which said mortgage was given by Everett L. Leach and Patricia C. Leach, husband and wife, to Pacific First Federal Savings and Loan Association, a Federal Corporation, and upon which said mortgage there remains owing the principal sum of \$12,195.44, which sum, together with the interest thereon, the grantee assumes and expressly agrees to pay. SUBJECT ALSO To County Improvement No.72, which grantee assumes and agrees to pay in the sum of \$410.96 plus interest.

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 hereinabove 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, except those claiming under the above described encumbrances.

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which):~~

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

WITNESS grantor's hand this 17th day of December, 19 68.

Cary E. Sparger
Lacey M. Sparger

STATE OF OREGON, County of Klamath. ss. December 17, 19 68.

Personally appeared the above named CARY E. SPARGUR and SALLY M. SPARGUR,
husband and wife,

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

Before me: Robert A. Gunkel
Notary Public for Oregon
My commission expires 1/11/71

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TC

AFTER RECORDING RETURN TO

Proctor & Buckett
250 Main
N. H. Or

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

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 17th day of December, 1968, at 3:33 o'clock P.M., and recorded in book M-68 on page 10921

Witness my hand and seal of
County affixed.

Dorothy Rogers

County Clerk	Title
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By William H. Doetman Deputy

~~Fee \$1.50~~