

1967

KNOW ALL MEN BY THESE PRESENTS, That ERNEST FRANK SIROTEK and LORETTA R. SIROTEK, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY F. LaFAVE and VIVIAN S. LaFAVE, husband and wife, 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 10, Block 29 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; 195th Improvement Lien docketed February 16, 1967, in Bond Lien Docket of the City of Klamath Falls, Oregon, each payable in 10 annual installments as follows: Card #1, Lot 10, Amount - \$148.96, 10 payments of \$14.90, one paid; reservations and restrictions in the dedication of Hot Springs Addition; Trust Deed, including the terms and provisions thereof, executed by Ernest Frank Sirotek and Loretta R. Sirotek, husband & wife, as Grantors, to Klamath County Title Company, as Trustee, for the First National Bank of Oregon, Portland, as beneficiary, dated November 7, 1963, recorded November 12, 1963, in Mortgage Volume 220 at page 246, records of Klamath County, Oregon, to secure the payment of \$11,050.00, which Grantees herein assume and agree to pay according to the terms and tenor thereof, and hold Grantors harmless therefrom.

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 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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$11,050.00. *By the grantor, the actual consideration paid for this transfer, stated in terms of dollars, is \$11,050.00.*

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 31st day of December, 1968.

Ernest Frank Sirotek
Loretta R. Sirotek

STATE OF OREGON, County of Klamath, ss. December 31, 1968.

Personally appeared the above named ERNEST FRANK SIROTEK and LORETTA R.

SIROTEK, husband and wife,

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

Before me: *Tenold J. Sloan*
Notary Public for Oregon
My commission expires March 3, 1971.

(OFFICIAL SEAL)

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1957, as amended by the 1967 Special Session.

WARRANTY DEED

Ernest Frank Sirotek
et ux

TO

Larry F. LaFave et ux

AFTER RECORDING RETURN TO:

Larry F. LaFave
1840 Mangarita
Klamath Falls, Oregon
97601

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

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-
ment was received for record on the
31st day of December, 1968,
at 2:34 o'clock P.M., and recorded
in book M-68 on page 21237.
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

Dorothy Rogers

County Clerk Title.

By *Charles K. Christman* Deputy.

Fee \$1.50