

KNOW ALL MEN BY THESE PRESENTS, That William A. Coles and Dolores J. Coles, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George E. Dent and Esmond Lea Dent, 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:

The Easterly 37½ feet of Lot 24 in Block 32 of Hot Springs Addition to the City of Klamath Falls, Oregon, fronting 37½ feet on LeRoy Street and being 140 feet deep; according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT to a Trust Deed, including the terms and conditions thereof, executed by James L. Weatherspoon and Hilda M. Weatherspoon to Klamath County Title Co. as Trustee, for the First National Bank of Oregon, as Beneficiary, dated March 10, 1966, recorded March 10, 1966, in Microfilm records as Document No. 4553, Volume M-66, Page 1987, Records of Klamath County, Oregon, to secure the payment of \$13,000.00, which obligation and Trust Deed, Grantee expressly assumes and agrees to pay as the same becomes due and owing

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 of record and those apparent upon the land, if any, as of the date of this deed;

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 \$13,000.00.

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 19th day of March, 1969.

William A. Coles  
William A. Coles  
Dolores J. Coles  
Dolores J. Coles

STATE OF OREGON, County of Klamath, ss.  
Personally appeared the above named William A. Coles and Dolores J. Coles, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Esmond Lea Dent  
Notary Public for Oregon  
My commission expires 7/2/71

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

WILLIAM A. COLES, et ux

TO

GEORGE E. DENT, et ux

AFTER RECORDING RETURN TO

Joe Lance  
Eric Matt Bands  
601 Main St.

(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 19th day of MARCH, 1969, at 4:27 o'clock P.M., and recorded in book M 69 on page 1987.  
Record of Deeds of said County.  
Witness my hand and seal of County affixed.

Wm. D. MILNE

COUNTY CLERK Title.

By Carol Miller Deputy.  
Dec 4 1969