

30380

WARRANTY DEED

2138

KNOW ALL MEN BY THESE PRESENTS, That GARY R. WELCH and STELLA B. WELCH, husband and wife, by and through WILENE WELCH, their attorney in fact, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD C. WILES and CAROL A. WILES, 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 43 of OLD ORCHARD MANOR, according to the official plat thereof;

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; City liens, conditions, restrictions, easements, and set back lines as shown on the Plat and in the Declaration of OLD ORCHARD MANOR; Declaration of Conditions and Restrictions, including the terms and provisions thereof, as set out in that certain instrument, dated 2/13/51, recorded 2/20/51 in Deed Volume 245 at page 361, Records of Klamath County, Oregon; Easements and rights of way of record and apparent thereon; and First Deed of Trust between Frank H. Brown, et ux, grantor, J. Anthony Gascomini, trustee, and W.L. Bullard et ux, beneficiary, dated 9-17-64, and recorded 9-23-64 in Vol. 226, page 24 Mortgage Records of Klamath County, Oregon, which grantee assumes and agrees to pay according to the terms thereof, the balance so assumed being \$8,957.96 together with interest from and after February 17, 1969.

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 whosoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,807.96. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration. \$850.00 cash together with assumption of indebtedness of \$8,957.96.

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

WITNESS grantor's hand this 10th day of March, 1969.

Gary R. Welch
Gary R. Welch

Stella B. Welch
Stella B. Welch

By WILENE WELCH

Wilene Welch
Their attorney-in-fact

STATE OF OREGON)

COUNTY OF KLAMATH)

ss.

March 10

, 1969

Personally appeared WILENE WELCH, who, being sworn, stated that
she is the attorney-in-fact for GARY R. WELCH and STELLA B. WELCH,
and that she executed the foregoing instrument by authority of and
in behalf of said principals; and she acknowledged said instrument
to be their act.

Before me:

Alameda E. Giacomini
Notary Public

My Commission expires Aug 5, 1970

(SEAL)

STATE OF OREGON,
County of Klamath

Filed for record at request of

J. Anthony Giacomini
on this 23rd day of August, A.D. 1969

at 3:16 o'clock P. M. and day

recorded in Vol. 1769 of Deeds

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Wm D. MILNE, County Clerk

By Charles R. Westman
Deputy

Fee 3.00

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