

Warranty Deed

This Indenture Witnesseth, That ROBERT LEE ELLIS and BEVERLY JEAN ELLIS, husband and wife,

herein called grantors, in consideration of TWENTY-SIX THOUSAND FIVE HUNDRED & NO/100 Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

STEVEN F. STILES and LINDA E. STILES, husband and wife,

herein called grantees, their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Lot 15, Block 33, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Klamath County Clerk, Klamath County, Oregon.

SUBJECT TO: (1) 1969-70 real property taxes which are now a lien but not yet due and payable.

(2) Mortgage, including the terms and provisions thereof, given by Robert Lee Ellis and Beverly Jean Ellis, husband and wife, to State of Oregon, dated April 7, 1964, and recorded April 7, 1964, in Mortgage Volume 222, Page 456, records of Klamath County, Oregon, to secure the payment of \$15,000.00, the balance of which mortgage grantees assume and agree to pay,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$26,500.00.

IN WITNESS WHEREOF, We have hereunto set our hands this

22 day of July, 1969.

Robert Lee Ellis

Beverly Jean Ellis

H. F. SMITH
Attorney at Law
338 Main Street
Klamath Falls, Oregon

6540

STATE OF OREGON }
 County of KLAMATH } ss. July 22, 1969.

Personally appeared the above-named ROBERT LEE ELLIS and BEVERLY JEAN ELLIS, husband and wife,

known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Herman J. Smith
 NOTARY PUBLIC FOR OREGON
 My commission expires Dec 21, 1970

STATE OF OREGON }
 County of KLAMATH } ss. _____, 19____.

Personally appeared
 who, being first duly sworn did say that he _____ the _____
 of _____

and that said Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
 My commission expires _____

Warranty Deed

From

To

Recording Data:

STATE OF OREGON,
 County of Klamath
 Filed for record at request of
 Klamath County Title Co.
 on this 28th day of July A.D. 19 69
 at 4:36 o'clock P. M. and duly
 recorded in Vol. M-69 of Deeds
 Page 6539
 Wm D. MILNE, County Clerk
W. D. Milne
 Fee \$3.00

Return to:

H. J. Smith
 538 Main
 Klamath Falls, Oregon

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