

1967/50

KNOW ALL MEN BY THESE PRESENTS, That T. O. CHASE and LEONA I. CHASE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE A. WILCOX and BETTY M. WILCOX, 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 501, Block 109 of Mills Addition to the City of Klamath Falls, Oregon;

Subject to reservations and restrictions of record; easements and rights-of-way of record and those apparent on the land; and subject to 1968-69 taxes; and

Subject also to trust deed, including the terms and provisions thereof, dated February 22, 1963, recorded February 26, 1963, in Mortgage Book 215, Page 576, given to secure the payment of \$10,500.00 with interest thereon and such future advances as may be provided therein, executed by T. O. Chase and Leona I. Chase, husband and wife, to William Ganong, Trustee for the beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which trust deed the grantees assume and agree to pay in the principal sum of \$7,584.55, according to the terms and provisions thereof;

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,784.55. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$10,784.55. 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 12th day of October, 1968.

T. O. Chase
Leona I. Chase

STATE OF OREGON, County of Klamath, ss. October 1, 1968.

Personally appeared the above named T. O. CHASE and LEONA I. CHASE, husband and wife,

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

Before me:

Notary Public for Oregon

My commission expires 1/1/71

(OFFICIAL SEAL)

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

TO

AFTER RECORDING RETURN TO

No. Returns
Wayne Wilcox
P.O. Box 1
Klamath Falls, Ore.

(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 11th day of November, 1969, at 2:44 o'clock P.M., and recorded in book M 69 on page 9570. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne,

County Clerk Title.

By Cara Miller Deputy.

Fee \$1.50