

70-89

FORM No. 633—WARRANTY DEED,
1967/50

38389

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STEVENS, HESS, LAW FIRM, CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Raymond L. Daniels and Elizabeth J. Daniels, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Betty J. Shuck, a married woman,

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, CLOVERDALE, Klamath County, Oregon.

SUBJECT TO: that certain Deed of Trust, including the terms and provisions thereof, dated June 20, 1969 and recorded June 24, 1969 in M-69 at page 5312 and re-recorded August 8, 1969 in M-69 at page 6945, given to secure the payment of \$15,000.00, with interest thereon and such future advances as may be provided therein, executed by Raymond L. Daniels and Elizabeth J. Daniels, husband and wife, to Transamerica Title Insurance Company, trustee for beneficiary, United States National Bank Of Oregon, the balance due of which the Grantee herein named expressly agrees to assume and to pay in accordance with the terms and conditions thereof. Said above Deed of Trust was assigned to Federal National Mortgage Association by assignment recorded August 15, 1969 in M-69 at page 7137.

SUBJECT TO: Contract and/or lien for irrigation and/or drainage, and to reservations, easements and rights of way of record and those apparent on the land. Also subject to regulations, liens, assessments and laws relating to the South Suburban Sanitary District.

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

SAVE AND EXCEPT AS ABOVE STATED

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 \$14,250.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) \$1,238.73 cash paid for equity and \$13,011.27 balance assumed on Trust Deed to Commerce Mortgage. In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 23rd day of January, 1970.

Raymond L. Daniels
Elizabeth J. Daniels

STATE OF OREGON, County of) ss.
Personally appeared the above named Raymond L. Daniels and Elizabeth J. Daniels, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Burton E. Gray*
Notary Public for Oregon
My commission expires June 14, 1970.

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

Raymond L. Daniels and

Elizabeth J. Daniels

TO

Betty J. Shuck

AFTER RECORDING RETURN TO

No. Transamerica Title Insurance Co.

(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 instrument was received for record on the 30th day of January, 1970, at 10:49 o'clock A.M., and recorded in book M-70 on page 756. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

COUNTY CLERK

Title

Charles F. Victor
Deputy.

FEE \$ 1.50

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JAN 30 10 46 AM 1970

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