

WARRANTY DEED

WILLIAM E. LONG and WILMA LONG, husband and wife, hereinafter called grantor, conveys to HARRY L. GROAT and ROSALIE A. GROAT, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Tract 95 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the records of Klamath County, Oregon

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, executed by William E. Long and Wilma Long, husband and wife, as grantor, to Klamath County Title Co., as Trustee, for the First National Bank of Oregon, Portland, as beneficiary, dated December 27, 1963, recorded January 2, 1964, in Mortgage Volume 221 page 160, records of Klamath County, Oregon, to secure the payment of \$3,550.00, which the grantees herein expressly assume and agree to pay according to the terms thereof;

and covenant that grantor is the owner of the above-described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land, rules, regulations, liens and assessments of water user and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Eight Thousand Four Hundred and No/100ths (\$8,400.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

DATED this 30 day of January, 1970.

William E. Long
Wilma Long

STATE OF OREGON)
County of Klamath) ss

January 30, 1970.

Personally appeared the above named WILLIAM E. LONG and WILMA LONG, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Sidney F. Tucker
Notary Public for Oregon
My Commission expires: April 9, 1973

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 30th day of January A.D., 1970 at 2:43 o'clock P.M., and duly recorded in
Vol. M-70 of Deeds on Page 772

Fee \$1.50

WM. D. MILNE, County Clerk

By *Charles L. Hartman* Deputy

JAN 30 2 43 PM 1970