

WARRANTY DEED

40595

3360

This Indenture Witnesseth, THAT ELDRIDGE ERB ANDERSEN and SHARON ROSE ANDERSEN,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

J. ROBERT HARRIS,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 44 of WEST PARK ADDITION, Klamath County, Oregon.

Subject to: Conditions, restrictions, easements and set back lines as shown on the Plat and in the Dedication of West Park; Conditions and restrictions, including the terms and provisions thereof, contained in instrument recorded September 21, 1956, in Deed Volume 286 at page 611, Records of Klamath County, Oregon; Trust Deed, including the terms and provisions thereof, dated February 28, 1964, recorded March 3, 1964, in Mortgage Volume 222 at page 80, executed by grantors to William Ganong, trustee for beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which said Trust Deed grantee hereby expressly assumes and agrees to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$16,000.00 being:

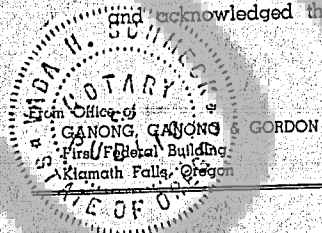
The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 27th day of April, 1970.

(SEAL) Eldredge Erb Andersen (SEAL)
(SEAL) Sharon Rose Andersen (SEAL)

STATE OF OREGON, County of Klamath ss. April 27, 1970.
Personally appeared the above named Eldredge Erb Andersen and Sharon Rose Andersen, husband and wife,

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



Before me:

Gordon G. Schneck
Notary Public for Oregon
My commission expires Feb 24, 1973

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of April, 1970, at 11:28 o'clock A.M., and recorded in book M-70 on page 3360. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Charles R. Holzman, Deputy

FEE \$1.50

Schneck Realty
111 N. 7th
CCH

\$2.00
at ...
with interest
...
attorney for
holder hereon
fixed by the
be fixed by the
this note shall
the case of default
shall accrue
from the date of
No.

\$1,500.00
Payable
H. De
Klamath
...
with interest thereon
...
may be paid at any time
promises and agrees to
action is filed hereon; however, if
the court, or courts in which
this note shall bear
the case of default, it
shall accrue at the rate
from the date of default
No.

\$1,500.00
Payable three months
Al Schneck Real Estate
at Klamath Falls, Oregon
...
with interest thereon
...
may be paid at any time. If this note
promises and agrees to pay holder
action is filed hereon; however, if
the court, or courts in which the sum
this note shall bear no interest
the case of default
shall accrue