

WARRANTY DEED

40749 VOL 110 PAGE 3526

This Indenture Witnesseth, THAT WILLIAM WALTER FOLTZ, a single man,

hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents do as grant, bargain, sell and convey unto GARY L. ZUMWALT

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

Lot 27, Block 306, DAPROW ADDITION to the City of Klamath Falls.

SUBJECT TO: Trust Deed dated May 1, 1962, recorded May 9, 1962, in Mortgage Book 210, page 332, executed by William Walter Foltz and Beverly Ann Foltz, husband and wife, to Oregon Title Insurance Company, an Oregon corporation, Trustee, for beneficiary, Commerce Investment, Inc., an Oregon corporation, which trust deed was assigned to State of Oregon Public Employees Retirement System by instrument recorded July 19, 1962, in Mortgage Book 211, page 559; which Trust Deed grantee expressly assumes and agrees to pay.

The true and actual consideration for this transfer is \$11,250.00 being

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

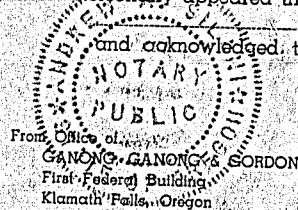
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee his heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantee, his heirs and assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except as above set out, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantor has hereunto set his hand and seal this 28 day of April 1970.

(SEAL) *William W. Foltz* (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath ss. April 28, 1970.

Personally appeared the above named WILLIAM WALTER FOLTZ, a single man, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Andrew A. Silani
Notary Public for Oregon.
My commission expires March 13, 1974

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of May 1970, at 11:03 o'clock A.M. and recorded in book M-70 on page 3526. Record of Deeds of said County.

Witness my hand and seal of County, affixed.

WM. D. MILNE

By *Charles K. Heratman* County Clerk-Recorder.
Deputy

FEE \$1.50

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STATE
NOTARY
PUBLIC
ANDREW A. SILANI
From Office of
GANONG, GANONG & SORDON
First Federal Building
Klamath Falls, Oregon

Silani
3/14