

WARRANTY DEED

40750 *mo* PAGE 3527

This Indenture Witnesseth, THAT GARY L. ZUMWALT and CAROL A. ZUMWALT,  
husband and wife,

hereinafter known as grantor for the consideration hereinafter recited,  
has bargained and sold, and by these presents do es grant, bargain, sell and convey unto  
JEWELL T. FERGUSON

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

Lot 27, Block 306, DARROW 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 \$10,600.00.

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

her heirs and assigns forever. And the said grantor do es hereby covenant to and with the said  
grantee, her 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 19 70

(SEAL) *Carol A. Zumwalt* (SEAL)

(SEAL) *Gary L. Zumwalt* (SEAL)

STATE OF OREGON, County of Klamath ) ss. April 28, 19 70.

Personally appeared the above named

GARY L. ZUMWALT and CAROL A. ZUMWALT, husband and wife,

and acknowledged the foregoing instrument to be their 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 28th day of May  
19 70, at 11:04 o'clock A. M., and recorded in book  
M-70 on page 3527. Record of Deeds of  
said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder.

By *Charles K. Horstman*

FEE \$1.50

Deputy

From Office of  
GANNON, GANNON & GORDON  
First Federal Building  
Klamath Falls, Oregon

*Silani Realty*  
*314 So 7th*  
*City*

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