

70-749

41771

WARRANTY DEED

4699

***** VOL. 270 PAGE

KNOW ALL MEN BY THESE PRESENTS, That ALBERT W. SCHMECK and VADA H. SCHMECK, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by ALBERT V. SCHMECK and VAUGHN DEE SCHMECK, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' 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 22 in Block 18 of HILLSIDE ADDITION to the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Reservations, building restrictions, rights, conditions, and easements as shown on the plat and in the dedication of Hillside Addition, according to the official records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin.
3. Reservations and restrictions, including the terms and provisions thereof, in Deed dated August 23, 1911, recorded in Deed Volume 35 at page 49, from Klamath Development Company, to Laura E. Spurgeon, omitting restrictions herein, if any, based on race, color, religion or national origin.
4. Trust Deed, including the terms and provisions thereof, dated June 3, 1966, recorded September 6, 1966, in Klamath County Record Book M-66 at page 8895, given to secure the payment of \$16,500.00 with interest thereon and such future advances as may be provided therein executed by A. Vaughn Schmeck and Vaughn D. Schmeck, husband and wife, to Oregon Title Insurance Co., trustee for beneficiary, the First National Bank of Oregon, which trust deed grantees assume and agree to pay according to the terms and provisions thereof.

TO HAVE AND TO HOLD the same unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantors hereby covenant to and with the said grantees and grantees' heirs, successors and assigns, that grantors

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1 are lawfully seized in fee simple of the above-granted premises,
2 free from all encumbrances except as hereinabove set forth, and
3 that grantors will warrant and forever defend the above-granted
4 premises and every part and parcel thereof against the lawful
5 claims and demands of all persons whomsoever, except those claiming
6 under the above described encumbrances.

7 The true and actual consideration paid for this transfer
8 stated in terms of dollars is the sum of Eighteen Thousand One
9 Hundred and no/100 Dollars (\$18,100.00).

10 WITNESS grantors' hands this 4th day of June, 1970.

11 Albert W. Schmeck
12 Vada H. Schmeck
13

14 STATE OF OREGON }
15 County of Klamath } ss.

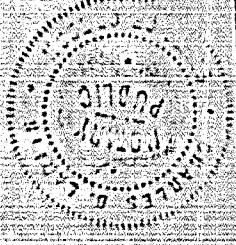
16 On this 4th day of June, 1970, personally appeared before
17 me, a Notary Public in and for said county and State, the
18 within ALBERT W. SCHMECK and VADA H. SCHMECK, husband and wife,
19 and acknowledged the foregoing instrument to be their voluntary
20 act and deed.

21 Charles J. Jackson
22 Notary Public for Oregon
23 My Commission Expires:
24 My Commission expires March 7, 1972

25 STATE OF OREGON, }
26 County of Klamath } ss.

27 Filed for record at request of:
28 Transamerica Title Ins. Co.
29 on this 11th day of June A.D. 19 70
30 at 3:45 o'clock P. M. and duly
31 recorded in Vol. M-70 of Deeds
32 Page 4699

33 Wm. D. Milne County Clerk
34 By Charles J. Jackson
35 Fee \$3.00 Deputy.



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