

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Arthur M. Compton, a divorced man, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ortis W. Goakey and Margaret E. Goakey, husband and wife

does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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:

Lots 2, 3, and 4, excepting therefrom the Southerly 20 feet thereof, all in Block 44, Hillside Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon.

Grantees agree to assume the present existing mortgage held by First Federal Savings & Loan Association of Klamath Falls, Oregon, a corporation, dated January 11, 1967, recorded January 11, 1967 in microfilm records as Document No. 11503, Volume M67, Page 260, records of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record and those apparent upon the land, if any, as of the date of this Deed.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 36,219.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 29th day of May, 1970.

ARTHUR M. COMPTON

Washington
STATE OF OREGON, County of Thurston, ss.
Personally appeared the above named

Arthur M. Compton

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

(OFFICIAL SEAL)

Before me: *[Signature]*
Notary Public for Oregon Washington
My commission expires

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

ARTHUR M. COMPTON

TO
ORTIS W. GOAKEY and
MARGARET E. GOAKEY

AFTER RECORDING RETURN TO

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of June, 1970, at 2:32 o'clock P.M., and recorded in book M-70 on page 5092 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

Clerk

Title.

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By *[Signature]* Deputy

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