

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Eben O. Winter and Joan E. Winter, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James D. Charles and Shirley L. Charles, husband and wife

hereinafter called the grantee, 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:

Lot 9 in Block 2 of FIRST ADDITION to MOYINA, in Klamath County, Oregon.

Grantees assume and agree to pay the present existing Mortgage, including the terms and provisions thereof, dated January 17, 1969, recorded January 20, 1969 in Volume M-69, Page 477, the unpaid principal balance of which is \$23,505.64 to the United States National Bank Of 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 \$25,005.64

However, the actual consideration consists of or includes other property or value given or promised which is consideration in whole or in part.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 22nd day of July, 1970.

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named Eben O. Winter and Joan E. Winter, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Margaret E. Roakey
Notary Public for Oregon
My commission expires 2-19-73

(OFFICIAL SEAL)

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

EBEN O. WINTER, et ux

TO

JAMES D. CHARLES, et ux

AFTER RECORDING RETURN TO

James D. Charles
2502 Garden
Klamath Falls,
Or. 97601

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$1.50

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STATE OF OREGON,

County of KLAMATH, ss.

I certify that the within instrument was received for record on the 22nd day of July, 1970 at 3:24 o'clock P.M., and recorded in book M-70 on page 6098. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By: [Signature] Deputy

Title