

4664

VOL. M-70 PAGE 10168

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GERRY R. CONGER and AURORA E. CONGER, husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors paid by BETTY J. SHUCK, hereinafter called Grantee, do 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:

The Southerly 118 feet of the West 75 feet of the E 1/2 of Lot 64 in FAIR ACRES SUBDIVISION, Klamath County, Oregon

## SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Taxes for the fiscal year 1970-71;
3. Regulations and laws relating to South Suburban Sanitary District;
4. Reservations and restrictions, including the terms and provisions thereof, as set forth in deed from Walter T. Smith, et ux, to H. E. Webb, recorded July 10, 1929, in Deed Volume 86 at page 561, omitting restrictions herein, if any, based on race, color religion or national origin.
5. Trust Deed, including the terms and provisions thereof, dated June 10, 1970, recorded June 12, 1970, in M-70 at page 4779 given to secure the payment of \$15,550.00, with interest thereon and such future advances as may be provided therein, executed by Gerry R. Conger and Aurora E. Conger, husband and wife, to Transamerica Title Insurance Company for United States National Bank of Oregon, which said Trust Deed was assigned September 11, 1970, to Federal National Mortgage Association and recorded in M-70 at page 8021, which said Trust Deed Grantee assumes and agrees to pay in accordance with the terms and provisions thereof.

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

And said Grantors hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that

BOIVIN, BOIVIN  
& KOSTA  
ATTORNEYS AT LAW  
210 BOIVIN BUILDING  
KLAMATH FALLS,  
OREGON 97601  
TELEPHONE 884-8101

Warranty Deed - Page 1

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1 Grantors will warrant and forever defend the above-granted  
2 premises and every part and parcel thereof against the lawful  
3 claims and demands of all persons whomsoever, except those claim-  
4 ing under the above described encumbrances.

5 The true and actual consideration paid for this transfer  
6 stated in terms of dollars is the sum of Sixteen Thousand Nine  
7 Hundred and no/100 Dollars (\$16,900.00).

8 WITNESS Grantors' hands this 11 day of November, 1970.

9  
10 Gerry R. Conger  
11 Aurora E. Conger

12 STATE OF OREGON )  
13 County of Klamath ) ss.

14 On this 11th day of November, 1970, personally appeared  
15 before me, a Notary Public in and for said County and State, the  
16 within named GERRY R. CONGER and AURORA E. CONGER, husband and  
17 wife, and acknowledged the foregoing instrument to be their  
18 voluntary act and deed.

19 Sharon Mary Vogel  
20 Notary Public for Oregon  
21 My Commission Expires 3-8-74

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24  
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26  
27  
28 STATE OF OREGON, }  
County of Klamath } ss.

29 Filed for record at request of:  
30 Transamerica Title Company  
31 on this 13th day of November A. D., 19 70  
32 at 11:16 o'clock A. M. and duly  
recorded in Vol. M70 of Deeds  
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Warranty Deed - Page 2

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WM. D. MILNE, County Clerk  
By Theresa B. Smith  
For \$3.00 Deputy.

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