

1967/50

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STEVENS-NESE VOL. 11504

DEC 31 2 34 PM 1970

KNOW ALL MEN BY THESE PRESENTS, That Jimmie D. Hamblin and Janet S. Hamblin, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael W. Hudson and Dorothy M. Hudson, 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:

Lot 29, KENNICOTT COUNTRY ESTATES.

Subject to easements and rights of way of record and those apparent on the land, if any; and reservations contained in dedication of KENNICOTT COUNTRY ESTATES.

Grantees assume and agree to pay the present existing Mortgage, including the terms and provisions thereof, dated August 7, 1964, recorded August 17, 1964 in Volume 225 at page 185, the unpaid principal balance of which is \$8,258.85 to Oregon Title Insurance Co., an Oregon Corporation, trustee for beneficiary, Commonwealth, Inc., an Oregon Corporation.

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 as of the date of this deed 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 \$12,500.00. 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 31st day of December, 1970.

Jimmie D. Hamblin
Jimmie D. Hamblin
Janet S. Hamblin
Janet S. Hamblin

STATE OF OREGON, County of Klamath, ss. December 31, 1970.
Personally appeared the above named Jimmie D. Hamblin and Janet S. Hamblin, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Ortis W. Soaks*
Notary Public for Oregon

My commission expires 6-3-73

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

TO

AFTER RECORDING RETURN TO

O. W. GOAKEY
Attorney At Law
Suite 214 - 215
First National Bank Bldg.
Klamath Falls, Oregon 97601

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

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STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 31st day of December, 1970, at 2:33 o'clock P.M., and recorded in book M 70 on page 11504. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
COUNTY CLERK Title.
By *Carol A. Miller* Deputy

Fee \$ 1.50

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WARRANTY

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DEC 31 3 34 PM 1970

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IN WITNESS WHEREOF,
this 29th
day

STATE OF