

1967/50

KNOW ALL MEN BY THESE PRESENTS, That James D. Charles and Shirley L. Charles, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth Garold Thompson and Willa I. Thompson, 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 9, Block 2 FIRST ADDITION TO MOYINA, Klamath County, Oregon.
SUBJECT TO: Easements and rights of way of record, and those apparent on the land, and, SUBJECT, FURTHER to that certain Mortgage including the terms and provisions thereof, dated January 17, 1969, recorded January 20, 1969, in M-69, page 477, given to secure the payment of \$24,000.00, with interest thereon and such future advances as may be provided therein, executed by E. O. Winter and Joan E. Winter to Transamerica Title Insurance Co., Trustee for beneficiary U. S. National Bank of Oregon, which Grantors herein agree to assume and pay according to the terms and tenor thereof and hold Grantees harmless therefrom. The unpaid principal balance of the Mortgage is \$23,256.72 to U. S. 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 above and those apparent on the land, if any, as of the date of this deed,

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 \$ 26,750.00
However, the actual consideration consists of or includes other property or value given or promised which is ~~XXXXXX~~ consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 9th day of March, 1971.

James D. Charles
James D. Charles
Shirley L. Charles
Shirley L. Charles

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named James D. Charles and Shirley L. Charles, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)
PUBLIC
NOTARY PUBLIC

Before me: Margaret E. Looney
Notary Public for Oregon
My commission expires 3-19-73

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

James D. Charles, et ux

TO
Kenneth Garold Thompson
et ux

AFTER RECORDING RETURN TO

Return to:
Kenneth Thompson
1100 N. Bellvue Dr
Klamath Falls, Ore.

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

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
9th day of March, 1971,
at 1:48 o'clock P.M., and recorded
in book M 71 on page 1983
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By Carol Miller Deputy

Fee \$ 1.50