

A. 20826

WARRANTY DEED

49569

VOL. 117 PAGE 2023

MAR 9 4 26 PM 1971

This Indenture Witnesseth, THAT J. BRUCE OWENS and E. MARIE OWENS, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto WILLIAM SHIVE BECHEN, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 1, 2, 3 and the Easterly 5 feet of Lot 4, Block 4, MOUNTAIN VIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Trust Deed, including the terms and provisions thereof, executed by grantors to William Ganong as trustee for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated November 10, 1967, recorded November 14, 1967, in Volume M67 at page 8844, Microfilm Records of Klamath County, Oregon, which said Trust Deed grantee does hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$ 58,500.00 ~~xxxx~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above stated, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 2nd day of March, 1971

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. March 9th, 1971

Personally appeared the above named J. Bruce Owens and E. Marie Owens, husband and wife,

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

Before me:

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Notary Public for Oregon.
My commission expires 11/26/75

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 9 day of MARCH 1971, at 4:28 o'clock P.M., and recorded in book M. 71 on page 2023 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Dugan County Clerk-Recorder
Deputy

FEE \$1.50

Tom Sloan
107 S 7th St
Astoria

68

and up
with interest
semi-annually
on October 1, 1972
\$710.00
balloon payments
required; said
in