

8672 RL 6 A-21099
July 6 2:30 1971
WARRANTY DEED

53996

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This Indenture Witnesseth, THAT JAMES N. CRAIG and VICKI J. CRAIG, 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 FRANK E. PARSONS,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 3 of MOYINA MANOR, according to the official thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Rules, regulations, liens and assessments of South Suburban Sanitary District; Right of Way to Pacific Power and Light Company, recorded March 15, 1966, in Volume M66 at page 2196, Microfilm records of Klamath County, Oregon; Reservations and restrictions contained in the dedication of Moyina Manor; Building and use restrictions for Moyina Manor.

The true and actual consideration for this transfer is \$27,500.00.

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 those above set forth, 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 25th day of June, 1971.

James N. Craig (SEAL) (SEAL)
Vicki J. Craig (SEAL) (SEAL)

ARIZONA
STATE OF ARIZONA County of Maricopa ss. June 26, 1971

Personally appeared the above named James N. Craig and Vicki J. Craig, husband and wife,

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

Before me:

Notary Public for Arizona
My commission expires My Commission Expires Mar. 15, 1973

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of July, 1971, at 2:30 o'clock P. M., and recorded in book M71 on page 7024. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Wm. D. Milne County Clerk-Recorder
Cynthia Chaffee Deputy

Fee \$1.50

Return

First Federal
546 main
Klamath Falls, Oregon
97601

FIRST F
existing

The
property

which said described
rents, issues, profits,
taining to the above
apparatus, equipment,
leum, shades and bui
described premises, in

each agreement of the
(\$24,700.00)
beneficiary or order of

This trust deed shall
if any, as may be loaned,
having an interest in the
note or notes. If the ind
more than one note, the be
any of said notes or part
as the beneficiary may elect

The grantor hereby cov
herein that the said promiss
free and clear of all encum
executors and administrators
against the claims of all per

The grantor covenants as
thereof and, when due, all tax
said property; to keep said p
cedence over this trust deed;
or hereafter constructed on
hereof or the date construction
said property and in good workman
costs incurred therefor; to allo
beneficiary within fifteen days
times during construction; to re
fact; not to remove or destroy
constructed on said premises; to
hereafter erected upon said prop
no waste of said premises; to n
now or hereafter erected on said
by fire or such other hazards as
in a sum not less than the orig
secured by this trust deed, in a co
ficiary, and to deliver the origina
approved loss payable clause
premium paid in the principal p
fifteen days prior to the principal
said policy of insurance is not so
discretion obtain insurance for the
shall be non-encumberable by the gra
obtained.

In order to provide regularly for
ments or other charges and insuranc
the beneficiary, together with and
principal and interest hereon