

57545

FORM No. 432—WARRANTY DEED
1967/50

Vol. 71 Page 10994

KNOW ALL MEN BY THESE PRESENTS, That HERBERT W. SHULTS and ETHEL D. SHULTS, as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY R. WAGGONER

hereinafter called the grantee, 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 11, Block 43, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon;

Subject to reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

Subject also to that certain Trust Deed, including the terms and provisions thereof, dated April 15, 1969, recorded April 15, 1969, in M-69 at page 2708, given to secure the payment of \$13,000.00, with interest thereon and such future advances as may be provided therein, executed by Herbert W. Shults and Ethel D. Shults, husband and wife, to Transamerica Title Insurance Company, trustee for beneficiary, First National Bank of Oregon, which said Trust Deed the grantee expressly assumes and agrees to pay in the principal sum of \$11,990.95.

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 hereinabove set forth;

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$6,889.05 plus, ^{assumption.}
~~However, the actual consideration consists of or includes other property or value given or promised which is~~

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 19th day of October, 1971

Herbert W. Shults
Ethel D. Shults

STATE OF OREGON, County of Klamath, ss. October 19, 1971.
Personally appeared the above named HERBERT W. SHULTS and ETHEL D. SHULTS, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Robert R. Buelst
Notary Public for Oregon
My commission expires 1/11/75.

(OFFICIAL SEAL)

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

Harry R. Waggoner
P.O. Box 464
City

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

FEE \$1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
20th day of OCTOBER, 1971,
at 1:54 o'clock P.M., and recorded
in book M. 71 on page 10994.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

W. D. MILLER
COUNTY CLERK Title.
By [Signature] Deputy