

FORM No. 432—WARRANTY DEED

1967/80

KNOW ALL MEN BY THESE PRESENTS, That JOHN J. SPILLANE and JOYCE L. SPILLANE, husband and wife,

SPILLANE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AVERY CHARLES, as guardian of the estates of Arnie Charles and Anthony Charles, Minors, hereinafter called the grantee,

and Anthony Charles, Minors, _____, 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 94 of Pleasant Home Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 contracts, liens, assessments, rules and regulations for irrigation, drainage, sewage, and reservations, restrictions, easements and rights of way of record and those apparent on the land.

and that
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 purchase price of the above premises, as stated in terms of dollars, is \$ 7,790.00.....

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,790.00

WITNESS grantor's hand this _____ day of _____, 19__.

John J. Spillane
Joyce L. Spillane

STATE OF OREGON, County of Klamath) ss.
October 26, 1971
Personally appeared the above named John J. Spillane and Joyce L. Spillane,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: _____
Notary Public for Oregon
My commission expires 8-5-79

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TY

AFTER RECORDING RETURN TO

Arnie and Anthony Charles
Box 1142
K. Falls,

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

STATE OF OREGON,

County of ...Klamath

I certify that the within instrument was received for record on the 28th day of October, 1971, at 3:42 o'clock P.M., and recorded in book M71 on page 11306
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

...County Clerk

Title

By Hazrat Ali Deputy

Fee \$1.50

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