

61609

FORM NO. 633—WARRANTY DEED.

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28-2247

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967 SO

KNOW ALL MEN BY THESE PRESENTS, That Ray A. Spradley and Dixie L. Spradley, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerry B. Reeves and Beverly J. Reeves, husband and wife,

, 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:

Lots 12, 14, 15, 16 and 17 of ANKENY GARDEN TRACTS, Klamath County, Oregon, subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Reservations contained in deed to W. J. Pentecost et ux, in Deed Volume 263, page 243, and in Deed Volume 263, page 316, Records of Klamath County, Oregon.
3. Mortgage, including the terms and provisions thereof, dated September 2, 1964, recorded September 2, 1964, in Mortgage Volume 225, at page 419, given to secure

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (see reverse side)

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 for all encumbrances and liens apparent on the land and exceptions 1, 2 and 3 listed above and on the reverse side of the deed.

and that 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 \$ 23,750.00.

~~① MARK THIS DOCUMENT AS DEED FOR RECORDING PURPOSES AND RETURN TO GRANTOR WITHIN 10 DAYS OF REC'D BY GRANTEE OR IT WILL BE DEEMED A RELEASE OF THE PROPERTY.~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 21st day of February, 1972.

Ray A. Spradley  
Dixie L. Spradley

STATE OF OREGON, County of Klamath, ss. February 21, 1972.  
Personally appeared the above named Ray A. Spradley and Dixie L. Spradley, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Belote me: *Caroline H. Marshall*  
Notary Public for Oregon  
My commission expires Feb. 9, 1974

(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

Ray A. and Dixie L.  
Spradley

TO  
Jerry B. and Beverly J.  
Reeves

AFTER RECORDING RETURN TO

Bank of Klamath Country  
P. O. Box 1149  
Klamath Falls, Oregon 97601

No.

### STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of , 19 , at o'clock M. and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By *Hazel D. Dugel* Deputy

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

633

2072

#3 continued:

the payment of \$11,250.00, with interest thereon and such future advances as may be provided therein, executed by William E. Parsons and Gwen E. Parsons, husband and wife, to State of Oregon, represented and acting by the Director of Veterans' Affairs.

STATE OF OREGON,  
County of Klamath  
Filed for record at request of

TRANSAMERICA TITLE INS. CO

On this 28 day of FEB A.D. 1972

At 11:01 o'clock A.M. and d  
recorded in vol. M 72 of DEEDS

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Wm D. MILNE, County Clerk

By Kayla Dray Deputy

Fees \$4.00