

1967/50

KNOW ALL MEN BY THESE PRESENTS, That JAMES EDWARD FRANCIS and KAREN LEE FRANCIS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL GARY PEDERSEN and DIANE DEE PEDERSEN, 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:

The South 45 feet of Lot 11, Block 5, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; contracts, liens, assessments, rules, regulations and laws for irrigation, drainage and sewage; reservations, restrictions, easements and rights of way of record, and those apparent on the land, and, TRUST DEED, including the terms and provisions thereof, given by James Edward Francis and Karen Lee Francis, husband and wife, as grantors, to William Ganong, as trustee, for First Federal Savings & Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated April 17, 1962, recorded April 19, 1962, in Mortgage Book 210 at page 13, records of Klamath County, Oregon, to secure the payment of \$7,000.00, which said Trust Deed the Grantees herein assume and agree to pay according to the terms thereof and hold Grantors harmless therefrom.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON 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 as above set forth

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 \$ 8,267.23

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

WITNESS grantor's hand this 15 day of July, 1971.

Adalberto Longoria

James Edward Francis
Karen Lee Francis

CALIFORNIA
STATE OF OREGON, County of) ss. July 15, 1971

Personally appeared the above named JAMES EDWARD FRANCIS and KAREN LEE

FRANCIS, husband and wife,

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

(OFFICIAL SEAL) ADALBERTO LONGORIA
NOTARY PUBLIC Before me: Adalberto Longoria
Santa Clara County, Calif. Notary Public for Oregon California
My commission expires 12/26/71

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

James Edward Francis
et ux

TO

Michael Gary Pedersen
et ux

AFTER RECORDING RETURN TO

First Federal
540 Main
Klamath Falls, Oregon
97601

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

FEE \$2.00

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 15th day of AUGUST, 1972, at 11:04 o'clock AM., and recorded in book M 72 on page 9108.

Record of Deeds of said County.
Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Hazel W. Hagel Deputy