

4-20152

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SEP 13 2 59 PM '72

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DAVID LEE KENT and KAREN ADA KENT, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by WAYNE M. COLE and EVERETT L. LEACH, 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:

PARCEL I- Lot 53 in Lewis Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Taxes for 1972-73 are now a lien but not yet payable. Note: Taxes for 1971-72 are paid in full in the amount of \$178.49 (CODE 41-3809-17800); Mortgage, including the terms and provisions thereof, given by David Lee Kent and Karen Ada Kent, husband and wife, to State of Oregon, Department of Veterans Affairs, dated February 12, 1970, recorded February 18, 1970, in Mortgage Volume M70, page 1237, Microfilm records of Klamath County, Oregon, to secure the payment of \$12,300.00, which mortgage grantees do assume and agree to pay according to the terms thereof and hold grantees harmless therefrom; Mortgage, including the terms and provisions thereof, given by David Lee Kent and Karen Ada Kent, husband and wife, to G. J. Shallcross and Judith E. Shallcross, husband and wife, dated February 12, 1970, recorded February 18, 1970 in Mortgage M70, page 1261, Microfilm records of Klamath County, Oregon, to secure the payment of \$950.00, which mortgage grantees do assume and agree to pay according to the terms thereof and hold grantee harmless therefrom.

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 described, and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands

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1 of all persons whomsoever, except those claiming under the above
2 described encumbrances.

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

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

7 WITNESS Grantor's hand this 12 day of September,
8 19 72.

9
10
11 David Lee Kent

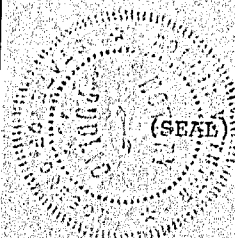
12
13 Karen Ada Kent
14 GRANTORS

15 STATE OF OREGON)
16 County of Klamath) ss.

SEPTEMBER 12, 1972.

18 Personally appeared the above named David Lee Kent and
19 Karen Ada Kent, and acknowledged the foregoing instrument to be
20 his voluntary act and deed.

21 Before me: J. L. D. D.
22 Notary Public For Oregon
23 My Commission expires: DECEMBER 21, 1975



24 STATE OF OREGON, COUNTY OF KLAMATH, ss.
25 Filed for record at request of KLAMATH COUNTY TITLE CO
26 this 13th day of September A. D. 19 72 at 2:59 o'clock P. M., and
27 duly recorded in Vol. M 72, of DEEDS on Page 10345
28 FEE \$4.00
29 Wm D. MILNE, County Clerk.
30 By Wm D. Milne

31 WARRANTY DEED
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Return
Cale & Leach
P.O. Box 850
Klamath Falls, Oregon 97601