

## - WARRANTY DEED -

ORVAL KEITH MUSGROVE and FERN MARIE MUSGROVE, husband and wife, hereinafter called grantors, convey to SHARON R. ELLIS, all that real property situate in the County of Klamath, State of Oregon, described as:

The North 60 feet of Lot 10 in Block 8 of Pleasant View Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users;

SUBJECT TO: That certain Trust Deed, including the terms and conditions thereof, given by Scott J. Ellis and Sharon R. Ellis, husband and wife, as Grantor, to Transamerica Title Insurance Company as Trustee, and First National Bank of Oregon as Beneficiary dated February 14, 1968, recorded February 19, 1968, Vol. M 68, Page 1275, Microfilm Records of Klamath County, Oregon to secure the payment of \$13,500, which Trust Deed Grantee herein assumes and agrees to pay.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is none.

The foregoing recital of consideration is true as I verily believe.

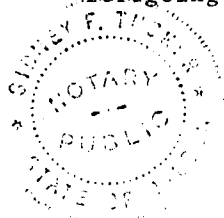
DATED this 23 day of March, 1973.

STATE OF OREGON )  
County of Klamath ) ss.

Orval Keith Musgrove  
Fern Marie Musgrove

March 23, 1973.

Personally appeared the above named ORVAL KEITH MUSGROVE and FERN MARIE MUSGROVE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Sidney F. Tucker  
Notary Public for Oregon  
My Commission expires: April 9, 1977

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:

Klamath County Title

on this 23rd day of March, A. D., 1973  
at 2:11 o'clock P. M. and duly  
recorded in Vol. M73 of Deeds  
Page 3124

Fee \$2.00 WM. D. MILNE, County Clerk  
By Lucia Quintala  
Deputy.

VANDENBERG & BRANDSNESS  
ATTORNEYS AT LAW  
KLAMATH FALLS, OREGON 97601

Return to: Tucker Realty  
2240 So. Sixth, Klamath

\*  
ca 2.00

MAR 23 2 11 PM 1973