

Warranty Deed

This Indenture Witnesseth, That RICHARD ALLEN BALLARD and
also known as RICHARD A. BALLARD
REBECCA ANN BALLARD, husband and wife,

THIRTEEN THOUSAND FOUR HUNDRED THIRTY-
herein called "grantors," in consideration of / SEVEN AND NO/100 -----
Dollars to them paid, have bargained and sold and by these presents do grant,
bargain, sell and convey to

RUSSELL L. MADSEN and SHIRLEY MADSEN, aka VIRGINIA MADSEN,
husband and wife,
herein called "grantee.s," their heirs and assigns forever, the following-described
premises, situated in Klamath County, State of Oregon:

Lot 3, Block 43, FIRST ADDITION TO THE CITY OF
KLAMATH FALLS, OREGON.

SUBJECT TO: Trust Deed, including the terms and
provisions thereof, dated December 30, 1971,
recorded December 30, 1971, in M-71, Page 13679,
given to secure the payment of \$11,400.00, with
interest thereon and such future advances as
may be provided therein, executed by Richard Allen
Ballard and Rebecca Ann Ballard, husband and wife,
to Transamerica Title Insurance Co., trustee for
beneficiary First National Bank of Oregon, and
assigned to Federal Home Loan Mortgage Corporation
by instrument recorded May 22, 1972, in Book M-72,
Page 5428, Microfilm Records, which trust deed
grantees assume and agree to pay according to the
terms and provisions thereof,

together with all tenements, hereditaments and appurtenances hereunto belonging or
appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee.s, their
heirs and assigns forever. Said grantors do covenant to and
with said grantees, their heirs and assigns, that they are the owner.s
of said premises, being lawfully seized in fee simple thereof; that said premises are
free from all encumbrances, except as stated above;
and that they and their heirs and representatives will warrant and defend
the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$13,437.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 26
day of June, 1973.

H. F. SMITH
Attorney at Law
539 Main Street
Klamath Falls, Oregon

Rebecca Anne Ballard
Richard A. Ballard

JUN 26 3 24 PM 1973

8056

STATE OF OREGON }
County of KLAMATH } ss. June 26, 1973.

Personally appeared the above-named RICHARD ALLEN BALLARD and REBECCA ANN BALLARD, husband and wife, know to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
NOTARY PUBLIC

NOTARY PUBLIC FOR OREGON
My commission expires May 5, 1976

STATE OF OREGON }
County of KLAMATH } ss. 19

Personally appeared who, being first duly sworn, did say that he the of and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires

Warranty Deed

From

To

Recording Data:

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

Transamerica Title Insurance

on this 26 day of June A.D. 19 73

at 3:44 o'clock P.M. and duly

recorded in Vol. N-73 of deeds

Page 8055

Wm D. MILNE, County Clerk

By Deputy

Fee 4.00

Return to:

First National Bank of Oregon

Assumption Department-

Sold Loans

P. O. Box 3131

Portland, Oregon 97208