

A-234150 79287

FORM No. 633—WARRANTY DEED.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Lewis E. Waltman and Darlene P. Waltman, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles A. Fisher

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 Southerly 70 feet in Lot 17 and Northerly 5 feet in Lot 18 in Block 11, Fourth Addition to WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 Trust Deed, including terms and provisions thereof, given by Lewis E. Waltman and Darlene P. Waltman, as grantor to William Ganong, Jr., as trustee, for First Federal Savings and Loan Association of Klamath Falls, a corporation, as beneficiary, dated March 31, 1971, recorded April 1, 1971 in Volume M-71 Page 2683, Microfilm records of Klamath County, Oregon, to secure the payment of \$17,500.00, and those restrictions of record or apparent upon the face of the land.

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 \$ 27,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).[Ⓢ]

In construing this deed and where the context so requires, the singular includes the plural. July 20, 1973.

WITNESS grantor's hand this 20 day of

Lewis E. Waltman

Darlene P. Waltman

July 20, 1973

STATE OF OREGON, County of Klamath

Personally appeared the above named husband and wife,

Lewis E. Waltman and Darlene P. Waltman,

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

Before me:

Notary Public for Oregon

My commission expires Sept. 24, 1976

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

Lewis E. Waltman,

et al.

Charles A. Fisher

AFTER RECORDING RETURN TO

Chuck Fisher & Assoc.
403 Main St.
Klamath Falls,
Ore.

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

WEEKS 2.00

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 23rd day of July, 1973, at 12:00 o'clock P.M., and recorded in book 1173 on page 9455 or as filing fee number 79287, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Hazel D. Day Deputy

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