

28-5440
WARRANTY DEED

79726

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This Indenture Witnesseth, THAT JAMES T. MITCHELL and WILLA D. MITCHELL,
husband and wife, hereinafter known as grantors for the consideration hereinafter recited,
have bargained and sold, and by these presents do grant, bargain, sell and convey unto
MARGARET R. ZIEGELMEYER and ETHELDA M. CROFT,
their heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

The Easterly 35 feet of Lot 26 and the Westerly 30 feet of
Lot 27, in Block 309, DARROW ADDITION in the City of Klamath
Falls, Klamath County, Oregon.

Subject to: Easements and rights of way of record or apparent
on the land, if any; real property taxes for fiscal year
commencing July 1, 1973, which are now a lien but not yet
payable; and to a Trust Deed for beneficiary, First Federal
Savings and Loan Association of Klamath Falls, Oregon,
recorded October 6, 1967, in M-67 at page 7816, which said
Trust Deed grantees hereby expressly assume and agree to pay
according to the tenor thereof as same becomes payable and
the note accompanying it.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
Margaret R. Ziegelmeyer as tenant in common as to an undivided one-half interest;
and unto the said Ethelda M. Croft as tenant in common as to an undivided one-half
interest, their heirs and assigns forever.

The true and actual consideration for this transfer is \$ 24,000.00

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

And the said grantors do hereby covenant to and with the said

grantees, their heirs and assigns, that they are the owner in fee simple of said premises;
that they are free from all incumbrances, except those above set forth,
and that they will warrant and defend the same from all lawful claims whatsoever, except those
above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals
this 20th day of July, 1973

(SEAL) James T. Mitchell (SEAL)

(SEAL) Willa D. Mitchell (SEAL)

STATE OF OREGON, County of Klamath, ss. July 25th, 1973

Personally appeared the above named James T. Mitchell and Willa D. Mitchell,
husband and wife,

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

Before me:

Sharon D. Gochner

Notary Public for Oregon.

My commission expires 11/25/76

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was re-
ceived for record on the 2nd day of August,
1973, at 3:54 o'clock P.M., and recorded in book
M-73 on page 10054. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

By Hazel D. Dray County Clerk—Recorder
Deputy

Fee \$ 2.00

From Office of
GORDON GORDON & SISEMORE
First Federal Building
Klamath Falls, Oregon

Return: Ziegelmeyer & Croft
2535 Union
City 97601

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