

1832

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28-5680

SEP 25 11 15 AM 1973

Return
Bruce Owens
520 Klamath Ave
City

1 THIS INDENTURE WITNESSETH, that RAYMOND E. GROAT and KATHRYN P. GROAT,
2 husband and wife, hereinafter known as Grantors, for the consideration herein-
3 after stated have bargained and sold, and by these presents do grant, bargain,
4 sell and convey unto SCOTT E. CLAWSON and TONYA S. CLAWSON, husband and wife,
5 Grantees, the following described premises, situated in Klamath County, Oregon,
6 to-wit:

7 Lot 12 in Block 5 of BUENA VISTA ADDITION to the City of Klamath Falls,
8 Klamath County, Oregon.

9 Subject to: Easements and rights of way of record or apparent on the
10 land, if any; real property taxes for fiscal year commencing July 1,
11 1973, which are now a lien but not yet payable; and to a Trust Deed for
12 beneficiary, Firstbank Mortgage Corporation, a Washington corporation,
13 dated April 14, 1972, recorded April 28, 1972, in M-72, page 4519, Micro-
14 film Records, which said Trust Deed grantees hereby expressly assume and
15 agree to pay according to the tenor thereof as same becomes payable and
16 the note accompanying it.

17 The true and actual consideration paid for this transfer is \$8,600.00.

18 TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
19 grantees as an estate by the entirety. And the said grantors do hereby covenant
20 to and with the said grantees, and their assigns, that they are the owners in
21 fee simple of said premises; that they are free from all incumbrances, except
22 those above set forth, and that they will warrant and defend the same from all
23 lawful claims whatsoever, except those above set forth.

24 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 10th
25 day of September, 1973.

26 Raymond E. Groat (SEAL) Kathryn P. Groat (SEAL)
27 Raymond E. Groat Kathryn P. Groat

28 STATE OF OREGON)
29 County of Klamath) SS September 12th, 1973

30 Personally appeared the above named Kathryn P. Groat, wife of Raymond E.
31 Groat, and acknowledged the foregoing instrument to be her voluntary act and
32 deed.

33 Before me:

B. Marie Owens
Notary public for Oregon

34 My Commission Expires:

35 STATE OF WASHINGTON)
36 County of Skamania) SS September 13, 1973

37 Personally appeared the above named Raymond E. Groat, husband of Kathryn R.
38 Groat, and acknowledged the foregoing instrument to be his voluntary act and
39 deed.

40 Before me:

[Signature]
Notary Public for Washington

41 My Commission Expires:

GANDONG, EISENBRE
ATTORNEY AT LAW
528 MAIN STREET
KLAMATH FALLS, ORE.
97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.
TRANSAMERICA TITLE INS. CO.

Filed for record at request of _____
this 25th day of SEPTEMBER A. D., 1973 at 11:15 o'clock A.M., and duly recorded in
Vol. M 73 of DEEDS on Page 12953
FEE \$ 2.00

WM. D. MILNE, County Clerk
By [Signature]