

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Walter F. Mearns and Geraldine K. Mearns, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John L. Mearns and Zelma Mearns, husband and wife, 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:

Lot 21 in Block 31 of E.T. GRILLAS ADDITION TO THE CITY OF Klamath Falls, 11th City, 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 encumbrances and rights of way recorded on the map, if any; local property taxes for five years commencing July 1, 1973, which are not yet paid; and to a mortgage to the Klamath Falls Savings and Loan Association, and Oregon Corporation, dated April 2, 1971, recorded with 8, 1971 in 13873 on page 302, which said mortgage is hereby expressly assumed and agreed to be paid by the grantee hereof and the grantor hereby agrees to defend the same and the same shall be paid by the grantee hereof.

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 \$ 15,500.00.

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

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 12th day of October, 1973.

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Walter F. Mearns and Geraldine K. Mearns, husband and wife,

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

Before me: Beth D. Flu
Notary Public for Oregon
My commission expires March 1, 1976

(OFFICIAL SEAL)

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

TO

AFTER RECORDING RETURN TO

EQUITABLE SAVINGS & LOAN ASSOCIATION
KLAMATH FALLS BRANCH
700 MAIN STREET
KLAMATH FALLS, OREGON

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

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 15 day of Oct, 19 73 at 4:00 o'clock P. M., and recorded in book M-73 on page 13873 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By Hazel D. Milne Deputy

2.00