

01-08487

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Vol. 1173 Page 16372

WARRANTY DEED

This Indenture Witnesseth, THAT ANDREW N. VALDEZ and MARIA S. VALDEZ, 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 MARY M. PATTERSON, her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The North 80 feet of Lot 646 in Block 119 of Mills Addition to the City of Klamath Falls.

Subject to: Reservations, restrictions, easements and rights of way of record or apparent on the land, if any; and to a Trust Deed for beneficiary First Federal Savings and Loan Association of Klamath Falls, recorded November 6, 1970, in M-70 at page 9961, which said Trust Deed grantee hereby expressly assumes and agrees to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$13,500.00 being

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above stated, 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 26th day of December, 1973

(SEAL)

Andrew N. Valdez (SEAL)

(SEAL)

Maria S. Valdez (SEAL)

STATE OF OREGON, County of Klamath, ss. December 26, 1973
Personally appeared the above named Andrew N. Valdez and Maria S. Valdez, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me

James D. Bouché
Notary Public for Oregon.
My commission expires 10-25-74

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 27th day of December, 1973, at 10:25 o'clock A.M., and recorded in book M-73 on page 16372. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk-Recorder

By Mary L. Lindsay

Deputy

Return to
First Federal Savings & Loan
540 Main St.
City

DEC 27 10 26 AM 1973