

84665

## WARRANTY DEED

Vol. 72 Page 16566

This Indenture Witnesseth, THAT MARVIN R. COOK and LOWEEN V. COOK, 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 GORDON O. ERLANDSON, GEORGE BROSTERHOUS and ED BROSTERHOUS, their heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 2 in Block 7 of Original Town of Linkville, now City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Trust Deed, including the terms and provisions thereof, given by grantors to William Ganong as trustee for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated March 23, 1962, recorded March 27, 1962, Vol. 209 of Mortgages, page 376, records of Klamath County, Oregon, 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 Gordon O. Erlandson as tenant in common as to an undivided 40% interest; unto the said George Brosterhous as tenant in common as to an undivided 40% interest; and unto the said Ed Brosterhous as tenant in common as to an undivided 20% interest, their heirs and assigns forever.

The true and actual consideration for this transfer is \$ 16,639.50 ~~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 Gordon O. Erlandson as tenant in common as to an undivided 40% interest; unto the said George Brosterhous as tenant in common as to an undivided 40% interest; and unto the said Ed Brosterhous as tenant in common as to an undivided 20% interest, their heirs and assigns forever.~~

And the said grantors do hereby covenant to and with the said grantee s, their heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as 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 3d day of March, 1971.

(SEAL) *Marvin R. Cook* (SEAL)

(SEAL) *Loween V. Cook* (SEAL)

STATE OF OREGON, County of Klamath ss. March 3, 1971.  
Personally appeared the above named Marvin R. Cook and Loween V. Cook, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me:

*Shirley Pinnick*

Notary Public for Oregon.  
My commission expires 9/23/73

STATE OF OREGON,  
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 31 day of DECEMBER, 1973, at 9:22 o'clock A.M., and recorded in book N 73 on page 16566. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Karel Brazil* County Clerk—Recorder  
Deputy

FEE \$ 2.00

Return to:  
Dr. Gordon O. Erlandson  
2026 Lawrence  
Klamath Falls, Oregon

DEC 31 19 52 AM 1973