

28-6304

81521

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WARRANTY DEED

JIMMIE LEE HARGROVE and SHARON LEE HARGROVE, husband and wife, Grantors, conveys and warrants to LILA I. McDONALD, Grantee, the following described real property free of all encumbrances, except as specifically set forth herein:

Lot 2 in Block 2, Tract No. 1035, of CATEWOOD Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Right of way, including the terms and provisions thereof, from H. E. Ankeny, et ux., and R. E. Cantrall, et ux, to United States of America, dated June 26, 1905, recorded May 18, 1907 in Book 22 at page 479, Deed Records of Klamath County, Oregon. (no specific location of record);
3. Reservations as set forth in deed from Fred McKendree and wife, to Fred D. Fletcher and wife, dated June 25, 1940 and recorded June 26, 1940 in Book 130 at page 191, Deed Records of Klamath County, Oregon (Affects Block 2 and Lots 1 thru 6 Blk 3);
4. Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines;
5. Utility easements as delineated on the recorded plat;
6. Trust Deed, including the terms and provisions thereof, dated July 10, 1973, recorded July 11, 1973 in Book M-73 at page 8867, Microfilm Records, given to secure the payment of \$24,800.00, with interest thereon and such future advances as may be provided therein, executed by Jimmie Lee Hargrove and Sharon Lee Hargrove, husband and wife, to Transamerica Title Insurance Co. trustee for beneficiary Equitable Savings & Loan Association, an Oregon corporation, which trust deed, Grantee hereinabove named agrees to assume and pay, holding Grantors harmless therefrom.

The true consideration for this conveyance is \$28,500.00
WITNESS Grantors' hands, this 21st day of December, 1973.

Jimmie Lee Hargrove
Sharon Lee Hargrove

STATE OF OREGON
County of Klamath

ss. December 28th 1973.

Personally appeared the above-named JIMMIE LEE HARGROVE and SHARON LEE HARGROVE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Return to
Royce Realty
1515 E. Main
City

BEFORE ME:
R. Raymond Royce
R. RAYMOND ROYCE
NOTARY PUBLIC - OREGON
My Commission Expires 6-28-74
WARRANTY DEED

R. Raymond Royce
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-28-74

Until a change is requested, all tax statements shall be sent to the following address:
Lila McDonald
At 2 Pop 771 E, Se. De Valley Rd L.A.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Transamerica Title Ins. Co.
Filed for record at request of _____
this 2nd day of Jan. A. D., 1974 at 3:51 o'clock P. M., and duly recorded in
Vol. M74 of Deeds on Page 14
Fee \$2.00
By *WM. D. MILNE, County Clerk*
Laura Quintana Deputy