

86622

Vol. M-74 Page 3140

-WARRANTY DEED-

CHARLES T. CLARDY, grantor, conveys to MARSHALL M. AGER and MARILEE K. AGER, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Lot 10 in Block 4, Tract 1063, THIRD ADDITION TO VALLEY VIEW, Klamath County, Oregon

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, dated January 28, 1974, recorded January 28, 1974 in Book M-74 Page 943, Microfilm REcords given to secure the payment of \$25,600.00 with interest thereon and such future advances as may be provided therein, executed by Charles T. Clardy to the State of Oregon, which Mortgage grantees herein assume and agree to pay.

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty Seven Thousand and No/100ths (\$27,000.00) DOLLARS.

DATED this 5 day of March, 1974.

Charles T. Clardy

STATE OF OREGON }
County of Klamath } ss.
March 5, 1974.

Personally appeared the above named CHARLES T. CLARDY and acknowledged the foregoing instrument to be his voluntary act. Before me:

W. John M. Callough
Notary Public for Oregon
My Commission expires: April 15, 1977

Until a change is requested all tax statements shall be mailed to the following address: Dept. of Veterans Affairs

*Ref: Tucker Real Est
2240 80 63
15-2*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TUCKER REAL EST.
this 6th day of MARCH A. D. 1974 at 12:24 o'clock P.M., and duly recorded in
Vol. M 74 of DEEDS on Page 3140

FEE \$ 2.00

WM. D. MILNE, County Clerk
By *Hazel Drayton* Deputy

STATE OF OREGON
County of K

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and Marilee
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of said.

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STATE OF