

- WARRANTY DEED -

ROY MUSTOE and DONNA STERN, Co-Personal Representatives of the Estate of Betty E. Mustoe, who was formerly known as Betty E. Johnson, grantors, convey to MICHAEL A. FIMBRES and BEVERLY J. FIMBRES, husband and wife, all that real property situate in the County of Klamath State of Oregon, described as:

The Westerly 136 feet of Lot 51 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

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
Fourteen Thousand and No/100ths (\$14,000.00) DOLLARS.

DATED this 11th day of March, 1974.

STATE OF OREGON)
) ss.
County of Klamath)
March 11, 1974.

Personally appeared the above-named ROY MUSTOE and DONNA STERN Co-Personal Representatives of the Estate of Betty E. Mustoe, who was formerly known as Betty E. Johnson, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Notary Public for Oregon
My Commission expires: 2-16-77

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
KLAMATH COUNTY TITLE CO.
 on this 14th day of MARCH A. D., 1974
 at 9:49 o'clock A. M. and duly
 recorded in Vol. M 74 of DEEDS
 Page 3385

WM. D. MILNE, County Clerk

Fee \$ 2.00

Deputy

VANDENBERG AND BRANDSNESS
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

Returns + send tax statement to: 1st National Bank of E
P.O. Box 238 - City

insured as the insured, not less than the amount insurable by contract, may require such policies shall be delivered five days prior to the payment of any premium of any policy of insurance or release of any of the benefits hereunder, or to compromise or endorse, negotiate and assign any check or draft received and to apply the proceeds upon or against said taxes, assessments and delinquent and promptly should the Grantor, by or for him, either by direct payment at its option, or by making the obligations described in this deed, shall be added to the rate of eight per cent of any deed, without waiver of any right of the Grantor, shall be bound to the payment of the same as aforesaid, and the non-payment thereof shall constitute a breach of such payments shall be immediately due and payable and constitute a breach of the deed.

6. To pay to Beneficiary, at the time of payment of the indebtedness hereby secured, the amount of (a) taxes, assessments and charges against the insurance, and (b) the sum of the insurance hereby provided for the purposes of the insurance, if the sum of the sum as Beneficiary will so desire as Beneficiary at its option to make pre-