

87623

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1 THIS INDENTURE WITNESSETH, that JOHN R. STONE and MARLENE L. STONE, husband
 2 and wife, hereinafter known as Grantors, for the consideration hereinafter
 3 stated have bargained and sold, and by these presents do grant, bargain, sell
 4 and convey unto JAMES C. ROSS and MARILYN J. ROSS, husband and wife, Grantees,
 5 the following described premises, situated in Klamath County, Oregon, to-wit:
 6 Lot 53 in LEWIS TRACTS.

7 Subject to: Regulations, including levies, assessments, water and irri-
 8 gation rights and easements for ditches and canals, of Enterprise Irriga-
 9 tion District; Regulations, including levies, liens, assessments, rights
 10 of way and easements of the South Suburban Sanitary District; Easements
 11 and rights of way of record or apparent on the land, if any; and to a
 12 Trust Deed for beneficiary Firstbank Mortgage Corporation, recorded Oct.
 13 26, 1972, in Book M-72, page 12455, Microfilm Records, which said Trust
 14 Deed Grantees hereby expressly assume and agree to pay according to the
 15 tenor thereof as same becomes payable and the note accompanying it.

16 The true and actual consideration paid for this transfer is \$18,700.00.

17 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
 18 said Grantees as an estate by the entirety. And the said Grantors do hereby
 19 covenant, to and with the said Grantees, and their assigns, that they are the
 20 owners in fee simple of said premises; that they are free from all incumbrances,
 21 except those above set forth, and that they will warrant and defend the same
 22 from all lawful claims whatsoever, except those above set forth.

23 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 5th
 24 day of April, 1974.

25 John R. Stone (SEAL)
 26 John R. Stone

27 Marlene L. Stone (SEAL)
 28 Marlene L. Stone

29 STATE OF OREGON)
 30 County of Klamath) SS

April 8, 1974

31 Personally appeared the above named John R. Stone, husband of Marlene L.
 32 Stone, and acknowledged the foregoing instrument to be his voluntary act and
 33 deed. Before me:

34 JAMES W. WESLEY
 35 Notary Public for Oregon
 36 My commission expires

37 James W. Wesley
 38 Notary Public for Oregon
 39 My Commission Expires: 1-20-76

40 STATE OF OREGON)
 41 County of Klamath) SS

April 11, 1974

42 Personally appeared the above named Marlene L. Stone, wife of John R. Stone,
 43 and acknowledged the foregoing instrument to be her voluntary act and deed.
 44 Before me:

45 James W. Wesley
 46 Notary Public for Oregon
 47 My Commission Expires: 1-20-76

48 RETURN TO:
 49 MR. JAMES
 50 C. ROSS
 51 1501 Hope St
 52 Klamath Falls
 53 ORE 97601

54 JAMES W. WESLEY (SEAL)
 55 Notary Public for Oregon
 56 My commission expires

57 Until a change is requested, all tax statements
 58 shall be sent to Firstbank Mortgage Corp., Securities
 59 Bldg., Seattle, Washington.

60 Warrant Deed.

61 STATE OF OREGON; COUNTY OF KLAMATH; ss.

62 Filed for record at request of TRANSAMERICA TITLE INS. CO
 63 this 11th day of APRIL A.D., 1974 at 11:29 o'clock AM, and duly recorded in
 64 Vol. M 74 of DEEDS on Page 4444

65 FEE \$ 2.00

66 WM. D. MILNE, County Clerk

67 Deputy