

88692

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1967/50

KNOW ALL MEN BY THESE PRESENTS, That SAM W. CARTER and VIRGINIA A. CARTER, husband and wife, - - -

- - - hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEROME F. WENCL and JEAN N. WENCL, husband and wife, - - -

- - - hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 13 and 14 in Block 45, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: Trust deed, including the terms and provisions thereof, dated December 18, 1973, recorded December 27, 1973 in Book M-73 at page 16409, Mortgage Records, given to secure the payment of \$17,700.00, with interest thereon and such future advances as may be provided therein, executed by Sam W. Carter and Virginia A. Carter, husband and wife, to Transamerica Title Insurance Co., trustee for beneficiary Firstbank Mortgage Corporation, a Washington corporation, which the grantees assume and agree to pay.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except reservations, restrictions, rights of way of record, those apparent on the land and those listed above.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,750.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~not~~ the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 9th day of May, 1974

Sam W. Carter
Virginia A. Carter

STATE OF OREGON, County of Klamath) ss.
 Personally appeared the above named Sam W. Carter and Virginia A. Carter, husband and wife, - - -

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Paul Keson
 Notary Public for Oregon
 My commission expires 12-20-75

(OFFICIAL SEAL)

NOTE—The sentence between the symbols (S), if not applicable, should be deleted. See Chapter 402, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

SAM W. CARTER and
 VIRGINIA A. CARTER
 TO

JEROME F. WENCL and
 JEAN N. WENCL

AFTER RECORDING RETURN TO

Transamerica
for Jean Wencl
Call 2-6045

(DON'T USE THIS
 SPACE, RESERVED
 FOR RECORDING
 LABEL IN COUN-
 TIES WHERE
 USED)

FEE \$ 2.00

STATE OF OREGON

County of Klamath

I certify that the within instru-
 ment was received for record on the
 9th day of MAY, 1974,
 at 3:38 o'clock P.M., and recorded
 in book M 74 on page 5779 or as
 file number 88692, Record of
 Deeds of said County.

Witness my hand and seal of
 County affixed.

WM. D. MILNE

COUNTY CLERK

By *Hazel Dragil* Deputy