

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Philip R. Watkins and Nancy L. Watkins, husband and wife,

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James R. Gerhardt and Myrna L. Gerhardt, 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 4 and 29 of ROSELAWN, Resubdivision of Block 70 Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

(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 subject to that certain trust deed, including the terms and provisions thereof, given by Philip R. Watkins and Nancy L. Watkins, husband and wife, grantors, to Transamerica Title Insurance Company, a California corporation, as trustee for First Bank Mortgage Corporation, a Washington corporation, as beneficiary, dated October 2, 1973, and recorded October 10, 1973, in Volume M73, page 13643 Microfile Records of Klamath County, Oregon, to secure the payment of \$15,500.00, which trust deed grantees assume and agree to pay; and easements, restrictions, reservations and rights-of-way of record and those apparent on the land

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 \$17,600.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 10<sup>th</sup> day of May, 1974.

Philip R. Watkins  
Nancy L. Watkins

STATE OF OREGON, County of Klamath ) ss. May 10, 1974  
Personally appeared the above named Philip R. Watkins and Nancy L. Watkins

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

(OFFICIAL SEAL)

Before me,

Lucille Estes  
Notary Public for Oregon  
My commission expires 9/24/76

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

Philip R. Watkins

Nancy L. Watkins

TO

James R. Gerhardt

Myrna L. Gerhardt

AFTER RECORDING RETURN TO

Chuck Fisher & Associates  
Realtors  
403 Main St.  
Klamath Falls, Oregon  
97601

## STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 15th day of May, 1974, at 1:21 o'clock P.M., and recorded in book M 74 on page 6057 or as file number 88923, Record of Deeds of said County.

Witness my hand and seal of County affixed.

M. D. MILNE

COUNTY CLERK

Title

FEE \$ 2.00

By Hazel Drayl Deputy

Until a change is requested, all tax statements shall be sent to the following name and address

James R. Gerhardt and Myrna L. Gerhardt

727 Roseway Dr. - Klamath Falls, OR 97601