

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ALBERT V. SCHMECK and VAUGHN DRE SCHMECK, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantee paid by L. A. SWEETLAND, hereinafter called the Grantee, 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:

Lot 4 in Block 35 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Taxes for 1972-73 in the sum of \$596.43, a lien not yet payable.
3. Reservations contained in the dedication of Hot Springs Addition.
4. Mortgage, including the terms and provisions thereof, given by Albert V. Schmeck and Vaughn Dee Schmeck, husband and wife, to State of Oregon, by Director of Veteran Affairs, dated June 25, 1970, recorded June 26, 1970, Mortgage Volume M 70 at page 5225, Microfilm Records of Klamath County, Oregon, to secure the payment of \$21,000.00, which said mortgage grantee hereunder agrees to assume and pay.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that

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Grantors 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 \$28,500.00.

WITNESS Grantors' hands this _____ day of October, 1972.

Albert V. Schmeck

Vaughn Dee Schmeck

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named ALBERT V. SCHMECK and VAUGHN DEE SCHMECK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 21st day of October, 1972.

*Tapscott Not. Co.
L. A. Swetland
1412 Terrace
H.S.*

Wade H. Schmeck
NOTARY PUBLIC FOR OREGON
My Commission expires: Dec 21, 1973

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of L. A. SWETLAND

this 20th day of MAY A. D., 19 74 at 11:22 o'clock PM, and duly recorded in
Vol. M 74 of DEEDS on Page 6292

FEE \$ 11.00

WM. D. MILNE, County Clerk

By *Harold Drayton* Deputy

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