91912

28-7554

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WARRANTY DEED (INDIVIDUAL)

WALTER ROBERT WEBER and MARY JANE WEBER, as tenants by the entirety
_____, hereinafter called grantor, convey(s) to
GARY M. BALSLEY and MARGIE A. BALSLEY _husband & wife_
_____ all that real property situated in the County
of KLAMATH _____, State of Oregon, described as:

The Southerly 16.4 feet of the Westerly 55 feet of Lot 2; the
Westerly 55 feet of Lot 3; The Northerly 38.2 feet of the Westerly
55 feet of Lot 4; all in Block 42 of FIRST ADDITION TO THE CITY OF
KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO a trust deed dated March 28, 1972, recorded April 3,
1972 in Book M-72 at page 3446 in favor of Firstbank Mortgage Corp-
oration which trust deed grantees hereby assume and agree to pay
according to its terms and also hereby assume the obligation of
Philip E. Anderson and Candace L. Anderson, husband and wife, under
the terms of the instruments creating the loan to indemnify the VA
to the extent of any claim payment arising from the guaranty or
insurance of the indebtedness above-mentioned, and consents to their
release from their obligations under the loan instruments.

Tax statements to: Firstbank Mtg. Corp., Securities Bldg, Seattle,Wa.,98101
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as
__stated above__

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 $ 24,644.43 .*

Dated this ___9th___ day of ___August___, 19_74_.

Walter Robert Weber
Walter Robert Weber

Mary Jane Weber
Mary Jane Weber

STATE OF OREGON, County of ___Klamath___ } ss.

August ___9th___, 19_74_ personally appeared the above named
Walter Robert Weber and Mary Jane Weber ___ and acknowledged the foregoing
instrument to be ___their___ voluntary act and deed.

Before me:

Marlene T. Addington
Notary Public for Oregon
My commission expires: ___3-21-77___

Marlene T. Addington
Notary Public for Oregon
My commission expires _____

* The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Weber
TO

Balsley

After Recording Return to:

Gary M. Balsley
1345 Pleasant
Klamath Falls, Or. 97601

STATE OF OREGON, }
} ss.
County of Klamath)

I certify that the within instrument was received for record
on the ___12th___ day of ___August___, 19_74_
at _3:55_ o'clock P M. and recorded in book _M 74_
on page _3:55_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

___COUNTY CLERK___ Title

By_____ Deputy

Fee $ 2.00

Form No. 0-960
(Previous Form No. TA 16)