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WARRANTY DEED

Vol. 74 Page 10418

AUG 26 3 47 PM 1974

KNOW ALL MEN BY THESE PRESENTS, That we, William M. Jones and Inez Jones, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Calvin Williams and Robbie G. Williams, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

The Central 40 feet of Lots 532 and 533, Block 127 of MILLS ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning on the East line of Mitchell Street 40 feet South of the Northwest corner of Lot 533, in Block 127 of MILLS ADDITION to the City of Klamath Falls, Oregon, thence South along the East line of Mitchell Street 40 feet; thence East at right angles to Mitchell Street 100 feet; thence North parallel with Mitchell Street 40 feet; thence West at right angles to Mitchell Street 100 feet to the place of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent to the land;
2. Mortgage, including the terms and provisions thereof, executed by Howard R. Bingham and Joan H. Bingham, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal corporation, dated August 20, 1959 and recorded August 28, 1959 in Volume 192 at Page 273, Mortgage Records of Klamath County, Oregon, given to secure payment of \$8,450.00 as evidenced by a note of even date, the balance of which the grantees herein expressly assume and agree to pay.

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

And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, save and except as above stated, and that 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.

AUG 27 11 03 AM 1974



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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,152.69 .

WITNESS Grantors' hands this 12 day of June, 1970.

William M. Jones  
Inez Jones

STATE OF OREGON ) ss.  
County of Klamath )

On this 12 day of June, 1970, personally appeared the above named vendors, William M. Jones and Inez Jones, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

David F. Cook  
Notary Public for Oregon

My commission expires:

Feb. 10, 1973

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

Intern  
First Federal  
516 Main  
City

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 26th day of AUGUST A.D. 1974 at 3:47 o'clock P.M., and

duly recorded in Vol. M 74, of DEEDS on Page 10418

FEE \$ 4.00

Wm D. MILNE, County Clerk

By Handwritten Signature

AUG 27 11 03 AM 1974