

1967/50

92972

KNOW ALL MEN BY THESE PRESENTS, That Walter R. Richartz and Barbara J. Richartz, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John E. Simmons and Doris L. Simmons, 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:

Lot 2 in Block 13 THIRD ADDITION TO MOYINA, Klamath County, Oregon, Subject to exceptions of record and that TRUST DEED, executed by Walter R. Richartz and Barbara J. Richartz, husband and wife to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, dated May 7, 1971 and recorded May 7, 1971 in Volume M71 on page 4096 of Mortgage records of Klamath County, Oregon, which the grantees herein agree to assume, in the approximate amount of \$21,219.62, and pay according to the terms and provisions thereof.

(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 as set forth above and those exceptions of record

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 \$44,900.00. 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 12th day of September, 1974.

STATE OF OREGON, County of Klamath ) ss. September 12, 1974  
Personally appeared the above named Walter R. Richartz and Barbara J. Richartz, husband and wife  
and acknowledged the foregoing instrument to be their

Before me: Notary Public for Oregon  
(OFFICIAL SEAL) My commission expires 7-30-1977

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 452, Oregon Laws 1967, as amended by the 1967 Special Session.

# WARRANTY DEED

Walter R. Richartz and  
Barbara J. Richartz

TO

John E. Simmons and  
Doris L. Simmons

AFTER RECORDING RETURN TO

1st Federal Sav + Loan  
540 Main St  
City 97601

DO NOT USE THIS  
SPACE RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.

## STATE OF OREGON

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
13 day of Sept., 1974,  
at 2:22 o'clock PM, and recorded  
in book M-71 on page 12192 or as  
file number 92972, Record of  
Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Hine

County Clerk Title  
By Carolyn Rich Deputy  
2.00