

A-24930

-WARRANTY DEED-

JOHN H. FAGAN and AUDREY C. FAGAN, husband and wife, grantors, convey to ARTHUR R. ELLIS, II and JESSIE M. ELLIS, all that real property situate in the County of Klamath, State of Oregon, described as follows:

Lot 14 in Block 40 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with S 1/2 of the Vacant alley adjacent on the north

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, executed by John H. Fagan and Audrey C. Fagan, husband and wife, as grantors, to William Ganong, Jr., as Trustee for First Federal Savings and Loan Association, of Klamath Falls, Oregon, a corporation, as beneficiary, dated November 9, 1971, recorded November 10, 1971, in Volume M71 page 11773, Microfilm records of Klamath County, Oregon, to secure the payment of \$21,900.00, which Trust Deed grantees assume and agree to pay.

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 1974-75 taxes are now a lien but not yet payable; 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 Thirty Two Thousand Three Hundred Forty Seven & 58/100ths (\$32,347.58) DOLLARS.

DATED this 16 day of September, 1974.

STATE OF IDAHO

County of Nez Perce

September 16, 1974.

Personally appeared the above named JOHN H. FAGAN and AUDREY C. FAGAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]
Notary Public for Idaho
My Commission expires: Jan 18, 1978

Until a change is requested all tax statements shall be mailed to the following address: 1st W. Main St. K.F.

VANDENBERG AND BRANDNESS

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

Ref 2039 11064 on

V. Falls

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title

this 17 day of Sept A. D., 1974 at 3:25 o'clock p M., and duly recorded in
Vol. M-74 of deeds on Page 12319
2.00

By *[Signature]* WM. D. MILNE, County Clerk Deputy