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WARRANTY DEED (INDIVIDUAL) Vol. 74 Page 13980

JOHN W. FAULKNER and DARLENE R. FAULKNER, as tenants by the entirety
hereinafter called grantor, convey(s) to
RICHARD M. ZELCH and AGNES J. ZELCH, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

The East 50 feet of Lot 19, and the West 15 feet of Lot 20,
of DE BIRK HOMES, Klamath County, Oregon.

SUBJECT TO: 1974-75 property tax assessment. Regulations of
Klamath Irrigation District. Regulations of South Suburban
Sanitary District. An easement created by instrument recorded
December 10, 1956, in Book 288 at page 319. Covenants, ease-
ments and restrictions recorded in Book 301 at page 56 on July
15, 1958 and modified by instrument recorded February 26, 1960
in Book 319 at page 246. Trust deed dated August 14, 1972,
recorded August 15, 1972 in Book M-72 at page 9102, in favor of
United States National Bank of Oregon which the grantees herein
agree to assume and pay according to the terms contained therein.
Financing Statement filed August 16, 1972, File No. 67340, which
the grantees herein agree to assume.

Tax statements to: U.S. National Bank, P.O. Box 3347, Portland, Or. 97208
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as set forth 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 \$ 20,750.00

Dated this 25th day of October, 1974

John W. Faulkner
John W. Faulkner
Darlene R. Faulkner
Darlene R. Faulkner

STATE OF OREGON, County of Klamath) ss.

October 25th, 1974 personally appeared the above named
John W. Faulkner and Darlene R. Faulkner
instrument to be their voluntary act and deed.

Before me:

Judy B. Lubels
Judy B. Lubels
Notary Public for Oregon
My commission expires: 8-12-77

- * 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)

FAULKNER
TO

ZELCH

After Recording Return to: *Richard M. Zelch*

Richard M. Zelch
3861 Barry Avenue
Klamath Falls, Oregon

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record
on the 25th day of OCTOBER, 1974
at 3:48 o'clock P.M. and recorded in book M 74
on page 13980 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By *Hazel Dragic* Deputy

FEE \$ 2.00