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-WARRANTY DEED-

4-25313

RAYMOND W. OWENS, grantor, conveys to RONALD C. WEGENER and SHERRY R. WEGENER, Husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

The Easterly 70 feet of Lot 41 and the Westerly 30 feet of Lot 40 of MOVINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, executed by Raymond W. Owens and Mary Elizabeth Owens, husband and wife, as grantors, to William Ganong, as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated October 7, 1963, recorded October 17, 1963 in Mortgage Vol. 219 page 664, records of Klamath County, Oregon, to secure the payment of \$21,400.00, which Grantees herein assume and agree to pay.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, assessments and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 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 FOUR THOUSAND and NO/100ths (\$34,000.00) DOLLARS.

DATED this 21 day of June, 1975.

Raymond W. Owens

STATE OF OREGON)
County of Klamath) ss.

21 June, 1975.

Personally appeared the above-named RAYMOND W. OWENS and acknowledged the foregoing instrument to be his voluntary act. Before me:

Sherry R. Wegener
Notary Public for Oregon
My Commission expires: 8-31-75

Until a change is requested all tax statements shall be mailed to the following address: First Federal Main Street Br., Klamath Falls, OR After recording return to Mr. Ronald Wegener 6264 Juniper Way, Klamath Falls, OR

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
this 10th day of MARCH A. D., 1975 at 11:20 o'clock A. M., and duly recorded in
Vol. M 75, of DEEDS on Page 2757.

FEE \$ 2.00

WM. D. MILNE, County Clerk
By *Harold Dwyer* Deputy