

WARRANTY DEED

ELWOOD F. SINE, Grantor, conveys and warrants to CLIFFORD B. ZURBRUGG and ARGIE A. ZURBRUGG, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

A tract of land located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point from which the steel rod with a square nut marking the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, said township and range bears North 89°45' West 900 feet; thence North 0°15' East 437.8 feet to a point; thence North 89°45' West 200 feet to a point; thence South 0°15' West 437.8 feet to a point; thence South 89°45' East 200 feet to the point of beginning, EXCEPTING THEREFROM, that portion lying within the boundary of Hager Avenue.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Mortgage, including the terms and provisions thereof, executed by Elwood F. Sine and Dorothy C. Sine, husband and wife, to First Federal Savings & Loan Association, of Klamath Falls, Oregon, dated September 26, 1967, recorded September 27, 1967, in Volume M67, page 7553, Microfilm Records of Klamath County, Oregon, to secure the payment of \$10,800.00, which said Mortgage Grantees agree to assume and pay, holding the Grantor harmless therefrom.

The true and actual consideration paid for this conveyance is \$12,500.00.

WITNESS Grantor's hand this 2nd day of May, 1975.

Elwood F. Sine

STATE OF OREGON }
County of Klamath } ss.

Personally appeared ELWOOD F. SINE, and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/14/1977
NOTARY PUBLIC FOR OREGON
My Commission Expires:

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

First Federal Savings & Loan Association, 540 Main Street

Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of BOIVIN & BOIVIN ATTYS

this 6th day of MAY 4:30 A. D. 19 75 at 7 o'clock P M., and
duly recorded in Vol. M 75, of DEEDS on Page 4867

FEE \$ 4.00

By Wm D. MILNE, County Clerk
Hazel Dray

AFTER RECORDING RETURN TO:

Mr. and Mrs. Clifford B. Zurbrugg
7403 Hager Lane
Klamath Falls, Oregon 97601

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