

A-26436

6731

Warranty Deed

13643

This Indenture Witnesseth, That ESTON E. BALSIGER and BILLIE L.

BALSIGER, husband and wife,

herein called "grantors," in consideration of / SEVENTY-THREE THOUSAND FIVE HUNDRED
Dollars to them paid, have bargained and sold and by these presents do grant,
bargain, sell and convey to

R. A. SPIELMAN and EUGENIA W. SPIELMAN, in equal shares to
each as tenants in common,
herein called "grantees," their heirs and assigns forever, the following
described premises, situated in Klamath County, State of Oregon:

The Southeasterly 2.5 feet of Lot 4 and all of Lots
5 and 6, Block 8, 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.

SUBJECT TO: Trust Deed, including the terms and provisions
thereof, given by Eston E. Balsiger and Billie L. Balsiger,
husband and wife, as grantors, to William Ganong as trustee
for First Federal Savings & Loan Association of Klamath Falls,
Oregon, a corporation, as beneficiary, dated July 3, 1970,
recorded July 6, 1970, in Volume M-70, Page 5465, Microfilm
records of Klamath County, Oregon, in the principal amount
of \$25,000.00, upon which there is presently due a balance
in the sum of \$22,819.76, which trust deed grantees assume
and agree to pay and to save grantors harmless of and from
any costs or expenses, including reasonable attorney fees,
in connection therewith,

together with all tenements, hereditaments and appurtenances hereunto belonging or
appertaining, and all estate, right, title and interest in and to the same.
TO HAVE AND TO HOLD said premises unto grantee.s, their
heirs and assigns forever. Said grantor.s do covenant to and
with said grantee.s, their heirs and assigns, that they are the owner.s
of said premises, being lawfully seized in fee simple thereof; that said premises are
free from all encumbrances, except as stated above;
and that they and their heirs and representatives will warrant and defend
the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$73,500.00.

IN WITNESS WHEREOF, We have hereunto set our hands this

27 day of October, 1975.

Eston E. Balsiger
Billie L. Balsiger

H. F. SMITH
Attorney at Law
540 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:
R. A. and EUGENIA W. SPIELMAN
1500 Pacific Terrace
Klamath Falls, Oregon 97601

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STATE OF OREGON }
County of KLAMATH } ss. October 27, 19 75.

Personally appeared the above-named ESTON E. BALSIGER and BILLIE L. BALSIGER, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:

Frank J. Penning
NOTARY PUBLIC FOR OREGON
My commission expires February 27, 1979

STATE OF OREGON }
County of KLAMATH } ss. , 19 .

Personally appeared
who, being first duly sworn, did say that he the
of

and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, }
County of Klamath }
Filed for record at request of
KLAMATH COUNTY TITLE CO
on this 31st day of OCTOBER A.D. 19 75
at 11:34 AM, and duly
recorded in Vol. M 75 of DEEDS
Page 13643
WILL MILNE, County Clerk
By *Harold D. Dwyer*
Fee \$ 6.00

Return to:
Barnhisel and Gansing
323 Main Street
Klamath Falls, Oregon 97601