

L# 0140-672 TA 38- 9923

FORM No. 564—Stevens-Ness Law Publishing Co., Portland, Ore. 97204

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Vol. 25 Page

**WARRANTY DEED**

Oregon Mutual Savings Bank  
Edgar L. & Sharon L. Viets

GRANTEE'S ADDRESS ZIP

After recording return to:  
SHASTA PLAZA  
First Federal Savings & Loan  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:  
SHASTA PLAZA  
First Federal Savings & Loan  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

**STATE OF OREGON**

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said County.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

**WARRANTY DEED—STATUTORY FORM**

**OREGON MUTUAL SAVINGS BANK**

duly organized and existing under the laws of the State of \_\_\_\_\_ a corporation  
warrants to EDGAR L. VIETS and SHARON L. VIETS, husband and wife, \_\_\_\_\_ Grantee,  
the following described real property free of encumbrances except as specifically set forth herein situated in  
Klamath County, Oregon, to-wit: All the following described real property  
situate in Klamath County, Oregon, to-wit: A tract of land situated in the  
SE 1/4 NE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette  
Meridian, Klamath County, Oregon, more particularly described as follows:  
Beginning at the intersection of the North line of Miller Avenue and the East  
line of Crest Street as shown on the official plat of Balsiger Tracts, Klamath  
County, Oregon. Thence, East along said North line of Miller Avenue a distance  
of 150 feet; thence North parallel to said East line of Crest Street a distance  
of 75 feet; thence West parallel to said north line of Miller Avenue a distance

--SEE REVERSE SIDE--  
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except building and other restrictions and easements now of record, and all liens and encumbrances assumed by grantees under Contract of Sale of property dated April 3, 1969 between grantor as seller and grantees as buyer and all liens and encumbrances created or permitted by grantees or by any person claiming under the grantees.  
The true consideration for this conveyance is \$35,000.00. (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on \_\_\_\_\_ November 13, 1975.

**OREGON MUTUAL SAVINGS BANK**

By \_\_\_\_\_ Vice President  
By \_\_\_\_\_ Asst. Secretary

STATE OF OREGON, County of \_\_\_\_\_ Multnomah \_\_\_\_\_, ss: \_\_\_\_\_ November 13, 1975.  
Personally appeared Robert W. Johnson \_\_\_\_\_ and Edna M. Slater \_\_\_\_\_  
who, each being first duly sworn, did say that the former is the \_\_\_\_\_ Vice president and that the latter is the \_\_\_\_\_ Asst. Secretary of \_\_\_\_\_ Oregon Mutual Savings Bank \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: \_\_\_\_\_  
Notary Public for Oregon; My commission expires \_\_\_\_\_ 1976

FORM No. 716—WARRANTY

L# 0140-67

hereby mortgage to \_\_\_\_\_  
in after called "Mortgage"  
or estate therein that

A tract of \_\_\_\_\_  
South, Range \_\_\_\_\_  
described as \_\_\_\_\_  
Beginning at \_\_\_\_\_  
and the East \_\_\_\_\_  
Balsiger Tract \_\_\_\_\_  
a distance of \_\_\_\_\_  
Crest Street \_\_\_\_\_  
North line of \_\_\_\_\_  
of Crest Street \_\_\_\_\_  
distance of 75 \_\_\_\_\_  
portions of vac \_\_\_\_\_

together with all heating appliances  
which now are or hereafter may be  
the realty, to secure the payment of  
FIFTY THOUSAND AND NO/100  
Dollars, bearing even date, payable  
the 5th day of each month

and to secure the payment of such  
others having an interest in the  
ness is evidenced by more than one  
any payment on one note and pay

The mortgagee covenants that it  
against loss by fire or other hazard  
with loss payable first to the mortgagee.  
mortgagee. The mortgagee hereby agrees  
loss or damage to the property insured  
and apply the proceeds, or so much thereof  
of the mortgagee in all policies then in  
policies.

The mortgagee further covenants that the  
removed or demolished without the written consent  
months from the date hereof or the date of completion  
levied or assessed against said premises, or upon  
lien which may be adjudged to be prior to the  
which may be assigned as further security to the  
charges levied or assessed against the mortgagee  
pay to the mortgagee on the date of completion of  
longer on said amount, and said amounts are hereby

Should the mortgagee fail to keep any of the  
any such breach, and all expenditures in the maintenance  
even date herewith and be reimbursed by the mortgagee

In case of default in the payment of  
application for loan executed by the mortgagee  
due without notice, and this mortgage may

The mortgagee shall pay the mortgagee  
searching records and abstracting same; while  
action to foreclose this mortgage or at any time  
the appointment of a receiver for the mortgagee  
of said property.

Words used in this mortgage in the present  
gender; and in the singular shall include  
Each of the covenants and agreements herein  
shall inure to the benefit of any successors or assigns

Dated at Klamath Falls, Oregon, this \_\_\_\_\_

14861

150 feet to said East line of Crest Street; thence South on said East line of Crest Street a distance of 75 feet to the point of beginning, said tract being portions of vacated Lots 31, 32, 33 and 34, of said Balsiger Tracts.

STATE OF OREGON, COUNTY OF KLAMATH; ss.  
Filed for record at request of TRANSAMERICA TITLE INS. CO.  
this 25th day of NOVEMBER, A. D. 1975 at 10:25  
duly recorded in Vol. M. 75, of DEEDS, Page 14861  
W. D. BROWN, County Clerk

FEE \$ 6.00

By *Hazel Craig*

FORM No. 716—WARR  
1-1-7

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1-1-7  
# 0140-67

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North line of  
of Crest Street  
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portions of vac

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FIFTY THOUSAND A

Dollars, bearing even date, pr  
the 5th day of ea

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mortgagor on said amount, and said amounts are here

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even date herewith and be repayable by the mortg

In case of default in the payment of  
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due without notice, and this mortgage m

The mortgagor shall pay the mortgag  
protect the lien hereof or to foreclose this  
searching records and to foreclose this  
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the appointment of a receiver for the mortg

The mortgagor consents to a personal  
of said property.

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