

8749

38-10039

WARRANTY DEED (INDIVIDUAL)

Page 16402

DAVE A. FISHER and SHELIA L. FISHER, husband and wife

CAROL L. FOX and NORMA L. FOX, husband and wife

of Klamath

State of Oregon, described as:

The East 100 feet of Tract 21 of INDEPENDENCE TRACTS,

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches & canals of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
4. Mortgage, including the terms and provisions thereof, recorded August 30, 1972 in Book M-72 at page 9761, Klamath County Records, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Grantees herein assume and agree to pay.

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 \$ 20,500.00

Dated this 31st day of December 1975

Dave A. Fisher

Shelia L. Fisher

STATE OF OREGON, County of Klamath ) ss.

On this 31st day of December 1975 personally appeared the above named Dave A. Fisher & Shelia L. Fisher and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: March 21, 1977

\* 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)

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 31 day of Dec 1975 at 3:58 o'clock P.M. and recorded in book M 75 on page 16402 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm D Milne

County Clerk

Title

By

3.00

After Recording Return to:  
Mr. & Mrs. Carol L. Fox  
Klamath Falls, Oregon 97601

Dept. of Veterans' Affairs  
1225 Ferry S.E.,  
Salem, Oregon 97310

Form No. 9-66  
(Previous Form No. TA 16)

8750

16403

## ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS, that FRED B. EHLERS and ELEANOR C. EHLERS, husband and wife, Assignors, in consideration of Love and Affection to them paid, and the amount of the indebtedness and encumbrance existing against the property hereinafter described, do hereby give, grant and convey unto CHARLES C. EHLERS and FREDERICK D. EHLERS, Assignees, all of Assignors' right, title and interest in and to that certain Agreement, dated June 13, 1969, wherein Wayne N. Carothers and Ludie M. Carothers, husband and wife, agreed to sell and the Assignors herein agreed to purchase the real property in Klamath County, Oregon, more particularly described as:

The South half of Lot 6 in Section 12, Twp. 38 S., R. 8, E.W.M., Klamath County, Oregon.

Assignors further in consideration of the foregoing convey unto the Assignees, as Tenants in Common, all of Assignors' right, title, Estate and interest in said real property subject to the terms of said Agreement, which Assignees assume and agree to pay and perform according to its terms and to hold the Assignors harmless therefrom.

Assignors further covenant and agree to and with Assignees that said Agreement is a good, valid and subsisting Agreement; that there remains unpaid thereon no more than the sum of \$12,499.40 with interest thereon at the rate of 5% per annum from December 1, 1975; that said Agreement is not in default and that they have the right to assign the same as aforesaid.

TO HAVE AND TO HOLD the same unto the Assignees, their heirs, grantees and assigns forever.

Dated December 31, 1975.

Fred B. Ehlers

Eleanor C. Ehlers

Assignment - Page 1.

After Recording  
Return To

Assignment - Page 1

Klamath Inc. & T

304 Chernus Dr.

Carson City, Nev

Commerce Mortgage

U.S. National Bk

P.O. Box 2921

Portland, Oregon

16404

1 STATE OF OREGON )  
2 County of Klamath ) SS

3 On this 31st day of December, 1975, personally appeared the above named  
4 Fred B. Ehlers and Eleanor C. Ehlers, husband and wife, and acknowledged the  
5 foregoing instrument to be their voluntary act and deed.  
6 Before me:

7 W. GANONG, JR.  
8 Notary Public for Oregon  
9 My commission expires December 30, 1976

Notary Public for Oregon

10  
11 Until a change is requested, all tax  
12 statements shall be sent to:

13 Charles C. Ehlers and Frederick D. Ehlers  
14 Box 1403, Route 3  
15 Klamath Falls, Oregon 97601

STATE OF OREGON  
County of Klamath  
Filed for record at county clerk's office

Wm Ganong

on this 31st day of Dec 1975

4:20

P.M.

16403 M 75 deeds

16403

County Clerk

Rec 2608

26 Assignment - Page 2.

GANONG & SISEMORE  
Attorneys at Law  
540 Main Street  
KLAMATH FALLS, ORE.  
97601

After recording return for  
Klamco, Inc. 2 T  
804 Chernus Dr.  
Carson City, Nev  
NAME  
Until a change is requested all tax state  
Commerce Mortgage  
U.S. National Bank  
P.O. Box 2921  
Portland, Oregon