

9260

WARRANTY DEED (INDIVIDUAL)

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38-0165

CARL S. GRUVER and HELEN M. GRUVER, husband and wife

hereinafter called grantor, convey(s) to
HECTOR A. ORTIZ and NANCY ORTIZ, husband and wifeall that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 450 in Block 126 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS.

subject to: Trust Deed, including the terms and provisions thereof
recorded November 30, 1973 in Book M-73 at page 15512,
Microfilm Records of Klamath County, in favor of First
Federal Savings & Loan Association of Klamath Falls,
Oregon, a corporation, which Grantee hereby assumes and
agrees to pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as
noted 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 \$ 24,900.00

Dated this 14th day of January, 19 76.

Carl S. Gruver
Carl S. Gruver

Helen M. Gruver
Helen M. Gruver

STATE OF OREGON, County of Klamath) ss.

January 14th, 19 76 personally appeared the above named
Carl S. Gruver and Helen M. Gruver and acknowledged the foregoing
instrument to be their voluntary act and deed.

Mariene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

Before me:

Mariene T. Addington
Notary Public for Oregon
My commission expires: 3-21-77

- * 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)

TO

After Recording Return to:
Mr. & Mrs. Hector Ortiz
2243 Garden

City
Until a change is requested, all tax statements
shall be sent to the following address:

First Federal
540 Main
City

STATE OF OREGON,)

) ss.

County of KLAMATH)

I certify that the within instrument was received for record
on the 15th day of January, 19 76
at 3:44 o'clock PM. and recorded in book M 76
on page 743 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel Drazie Deputy

FEE \$ 3.00