

38-10179

9504

WARRANTY DEED (INDIVIDUAL) ¹¹²³ Page 1123

DAN N. MC DONALD and EVELYN L. MC DONALD, husband and wife

hereinafter called grantor, convey(s) to

JOSEPH W. MERCER and BERYL LILLIAN MERCER, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 4 in Block 110, BUENA VISTA ADDITION EXCEPTING THEREFROM parcels of land conveyed to the State of Oregon by and through its State Highway Commission by deed recorded in Volume 281 at page 200 and Volume 303 at page 5, Deed Records, Klamath County, Oregon.

SUBJECT TO:

1. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
2. Limited Access in deed to the State of Oregon by and through its State Highway Commission recorded February 27, 1956 in Book 281 at page 200, Deed Records, and recorded August 27, 1958 in Book 303 at page 5 Deed Records.
3. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, in favor of First National Bank of Oregon, recorded October 8, 1958 in Book 185 at page 475, Klamath County Records, 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.

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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 \$ 9,000.00

Dated this 22nd day of January, 1976

Dan N. McDonald
Dan N. McDonald
Evelyn L. McDonald
Evelyn L. McDonald

STATE OF OREGON, County of Klamath) ss.

On this 22nd day of January, 1976 personally appeared the above named Dan N. McDonald & Evelyn L. McDonald and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me:
Marlene T. Addington
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)

TO

After Recording Return to:
Mr. & Mrs. Joseph Mercer
2505 Maple
Klamath Falls, Oregon 97601

First National Bank of Oregon
P.O. Box 131
Portland, OR 97208

Form No. 9-960
(Previous Form No. TA 16)

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 23rd day of JANUARY, 1976 at 11:01 o'clock A.M. and recorded in book M 76 on page 1123 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MELNE

COUNTY CLERK

Title

By *Hazel Duizil* Deputy

FEE \$ 3.00