

38-10617

KNOW ALL MEN BY THESE PRESENTS, That
Electra L. Whetstone, husband and wife

Percy E. Whetstone and

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by J. P. Baggelaar and Marilyn L. Baggelaar, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 14 in Block 218 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject, however, to the following:

1. Mortgage, including the terms and provisions thereof, dated July 18, 1967, recorded July 24, 1967 in M-67 at page 5608, given to secure the payment of \$12,000.00, with interest thereon and such future advances as may be provided therein, executed by Percy E. Whetstone and Electra L. Whetstone, husband and wife, to Equitable Savings and Loan Association, an Oregon corporation, which mortgage is not assumed by Grantees and Grantors covenant that they will fully pay and perform said mortgage prior to the time Grantees have paid and performed the Contract of Sale now on the property. The present balance of said mortgage is \$10,302.79 with interest paid to June 25, 1974.

2. Assignment of rentals, recorded July 24, 1967 in M-67 at page 5610, given as additional collateral security to the Mortgage shown as Exception No. 1 above, from Percy E. Whetstone and Electra L. Whetstone, husband and wife, to Equitable Savings and Loan Association, an Oregon corporation.

(for continuation of this deed see reverse side of this deed)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29 day of July, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

Percy E. Whetstone

Electra L. Whetstone

Electra L. Whetstone

) ss.

STATE OF OREGON,

County of Klamath

July 29, 1974

STATE OF OREGON, County of

Personally appeared

and who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named Percy E. Whetstone and Electra L. Whetstone and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

Welda Matthews

Notary Public for Oregon

My commission expires: 3-3-78

Notary Public for Oregon

My commission expires:

(SEAL)

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.

Recording Officer

By

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Security Savings
P.O. Box 1921
City

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same

NAME, ADDRESS, ZIP

3. Trust Deed, including the terms and provisions thereof, dated May 8, 1974, recorded June 14, 1974 in Book M-74 at page 7335, Microfilm Records, given to secure the payment of \$8,742.49, with interest thereon and such future advances as may be provided therein, executed by Percy E. Whetstone and Electra L. Whetstone, husband and wife, to Transamerica Title Insurance Co., trustee for beneficiary C.I.T. Financial Services, which Trust Deed is not assumed by Grantees and Grantors covenant that they will fully pay and perform said Trust Deed prior to the time Grantee has paid and performed the Contract of Sale now on the premises, and that they will hold them harmless therefrom. The present balance of said Trust Deed is \$8,673.41 with interest paid to June 19, 1974.

STATE OF OREGON, COUNTY OF CLATSOP

Filed for record at request of TRANSAMERICATITLE INS. CO

This 23 day of APRIL A. D. 1976 3:40 P. M., at

fully recorded in Vol. M 76 of DEEDS on Page 6004

FEE \$ 6.00

Wm D. MILNE, County F

By *Harold D. May*