

38-10579

15405

WARRANTY DEED (INDIVIDUAL)

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9438

G.C. MUSSELMAN, SR. & RUTH M. MUSSELMAN, husband & wife & G.C. MUSSELMAN, JR. & MARCIA L. MUSSELMAN, husband & wife hereinafter called grantor, convey(s) to LEONARD P. ALLEN & BETTY J. ALLEN, husband & wife

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 16 in Block 304 DARROW ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO:

Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$27,800.00.

Dated : November 19, 1975
Recorded : December 9, 1975 Book: M-75 Page: 15502
Trustor : G.C. Musselman, Sr. and Ruth M. Musselman, husband and wife; and G.C. Musselman, Jr. and Marcia L. Musselman, husband and wife
Trustee : William Ganong, Jr.
Beneficiary : First Federal Savings & Loan Assn. of Klamath Falls, Oregon.

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 \$ 42,000.00

Dated this 16th day of April 1976

G.C. Musselman, Sr.
Ruth M. Musselman

G.C. Musselman, Jr.
Marcia L. Musselman

STATE OF OREGON, County of Klamath ss.

On this 16th day of April 1976 personally appeared the above named G.C. Musselman, Jr. & Marcia L. Musselman and acknowledged the foregoing instrument to be their voluntary act and deed.

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

First Fed
540 main
City

STATE OF OREGON,

County of Klamath

Before me:



Notary Public for Oregon

FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 16 day of April 1976 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named G.C. Musselman, Sr. and Ruth M. Musselman

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Katherine L. Nyberg
Notary Public for Oregon.

My Commission expires February 7, 1980

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 23rd day of June A.D., 1976 at 3:54 o'clock P.M., and duly recorded in Vol. M 76 of DEEDS on Page 9438.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Hazel Drazil Deputy