

38-11038

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## WARRANTY DEED

This Indenture Witnesseth, THAT TED NANCARROW and INGA NANCARROW, husband and

wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

FRANCES C. RICHARDS,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 24, WINEMA GARDENS.

SUBJECT TO: Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 15, 1959 in Book 12, page 472; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded February 17, 1960, in Book 319 at page 83; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Gardens; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$31,500.00 ~~being~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this ~~10th~~ 14th day of July, 19 76.

Ted Nancarrow (SEAL)

Inga Nancarrow (SEAL)

Inga Nancarrow (SEAL)

STATE OF OREGON, County of Klamath ss. July 14th, 1976.

Personally appeared the above named Ted Nancarrow and Inga Nancarrow, husband and

wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Robert A. Truelser

Notary Public for Oregon.  
My commission expires 10-13-78

After recording return to:

F.F.S.L.

Main

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

First Federal Savings & Loan Assn.

540 Main Street

Klamath Falls, Oregon 97601

From the Office of  
GANONG & SISEMORE  
540 Main Street  
Klamath Falls, Ore. 97601

STATE OF OREGON.

County of KLAMATH ss.

I certify that the within instrument was received for record on the 14th day of JULY, 19 76 at 3:47 o'clock P.M., and recorded in book M. 76 on page 10724 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By Hazel Dragic Deputy

FEE \$ 3.00