

18432

Vol. 76 Page

13604

1 THIS INDENTURE WITNESSETH, that M. A. CARTER and JACQUELINE F. CARTER, hus-  
2 band and wife, hereinafter known as Grantors, for the considerations hereinafter  
3 stated have bargained and sold, and by these presents do grant, bargain, sell  
4 and convey unto DONALD L. SLOAN and HAZEL I. SLOAN, husband and wife, Grantees,  
5 the following described premises, situated in Klamath County, Oregon, to-wit:

6 PARCEL 1: The South 40 feet of Lots 546 and 547, Block 127, MILLS ADDITION TO  
7 THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in  
8 the records of Klamath County, Oregon.

9 SUBJECT TO: Mortgage, including the terms and provisions thereof, to First Fed-  
10 eral Savings and Loan Association of Klamath Falls, recorded June 5, 1968, in  
11 Microfilm Records as Document #23465, Vol. M68, page 5007, Records of Klamath  
12 County, Oregon, which said Mortgage Grantees hereby expressly assume and agree  
13 to pay.

14 The true and actual consideration paid for this parcel is \$8,417.50.

15 PARCEL 2: The Southeasterly 40 feet of Lot 5 and the Southeasterly 41 feet of  
16 Lot 6 in Block 57 of NICHOLS ADDITION to the City of Klamath Falls, Oregon,  
17 according to the official plat thereof on file in the records of Klamath County,  
18 Oregon, EXCEPTING the part of Lot 6 conveyed to United States of America for  
19 canal by Deed, Book 20 page 80.

20 SUBJECT TO: Trust Deed, including the terms and provisions thereof, to William  
21 Ganong as Trustee for First Federal Savings and Loan Association of Klamath  
22 Falls, Oregon, a corporation, as beneficiary, dated May 16, 1968, in Volume M68  
23 page 4441, Microfilm Records of Klamath County, Oregon, which said Trust Deed  
24 Grantees hereby expressly assume and agree to pay.

25 The true and actual consideration paid for this parcel is \$6,597.50.

26 PARCEL 3: Lot 3 in Block 105 of Buena Vista Addition to the City of Klamath  
27 Falls, according to the official plat thereof on file in the records of Klamath  
28 County, Oregon, SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to  
29 State of Oregon for highway purposes by deeds recorded in Vol. 287, page 150,  
30 and Vol. 321, page 550, Deed Records of Klamath County, Oregon.

31 SUBJECT TO: Access Restrictions, including the terms and provisions thereof,  
32 contained in deeds to the State of Oregon, by and through its State Highway  
Commission, recorded Oct. 5, 1956, Vol. 287 of Deeds, page 150, and recorded  
June 2, 1960, Deed Vol. 321, page 550, all in Records of Klamath County, Ore-  
gon; Mortgage, including the terms and provisions thereof, to Equitable Savings  
and Loan Association, an Oregon Corporation, recorded Aug. 20, 1965, Vol. M65,  
page 1099, Microfilm Records of Klamath County, Oregon, which said Mortgage  
Grantees hereby expressly assume and agree to pay.

The true and actual consideration paid for this parcel is \$7,507.50.

PARCEL 4: Lot 5, Block 7 of FAIRVIEW ADDITION to the City of Klamath Falls,  
Oregon, according to the official records thereof on file in Klamath County,  
Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, to First  
Federal Savings and Loan Association of Klamath Falls, as trustee for L. Orth  
Sisemore, as beneficiary, dated Dec. 4, 1967, recorded Dec. 8, 1967, in Micro-  
film Records, Vol. M67 page 9552, Records of Klamath County, Oregon, which said  
Trust Deed Grantees hereby expressly assume and agree to pay.

The true and actual consideration paid for this parcel is \$7,052.50.

Warranty Deed - Page 1.

DANOND, DANOND  
& GORDON  
ATTORNEYS AT LAW  
KLAMATH FALLS, ORE.

76 SEP 1 PM 2 35

13665

1 PARCEL 5: A portion of Lots 2 and 3 in Block 1 of Fairview Addition to the City  
2 of Klamath Falls, according to the official plat thereof on file in the records  
3 of Klamath County, Oregon, more particularly described as follows: Beginning  
4 at a point in the Westerly line of said Lot 2, 5 feet North of the Southwest  
5 corner of said Lot; thence running Easterly at right angles to Worden Avenue a  
6 distance of 60 feet; thence Southerly parallel with Worden Avenue a distance  
7 of 45 feet; thence Westerly at right angles to Worden Avenue to the Westerly  
8 line of said Lot 3; thence Northerly along the East line of Worden Avenue 45  
9 feet to the point of beginning.

10 SUBJECT TO: Mortgage, including the terms and provisions thereof, to First Fed-  
11 eral Savings and Loan Association of Klamath Falls, a Federal Corporation, dated  
12 Jan. 7, 1970, recorded Jan. 8, 1970, in Vol. M70, page 123, Microfilm Records  
13 of Klamath County, Oregon, which said Mortgage Grantees hereby expressly assume  
14 and agree to pay.

15 The true and actual consideration paid for this parcel is \$7,234.50.

16 PARCEL 6: Lot 6 in Block 9 of NORTH KLAMATH FALLS, OREGON, as shown by the offi-  
17 cial records thereof on file in Klamath County, Oregon.

18 SUBJECT TO: Mortgage, including the terms and provisions thereof, to First Fed-  
19 eral Savings and Loan Association of Klamath Falls, a corporation, dated June  
20 23, 1958, recorded June 26, 1958, in Vol. 183 of Mortgages, page 32, records of  
21 Klamath County, Oregon, which said Mortgage Grantees hereby expressly assume and  
22 agree to pay.

23 The true and actual consideration paid for this parcel is \$6,961.50.

24 PARCEL 7: The West 15 feet of Lot 1 and the East 30 feet of Lot 2 in Block 62  
25 of Nichols Addition to Klamath Falls, (formerly Linkville) Oregon, according  
26 to the official plat thereof on file in the records of Klamath County, Oregon.

27 SUBJECT TO: Trust Deed, including the terms and provisions thereof, to William  
28 Ganong, Trustee for First Federal Savings and Loan Association of Klamath Falls,  
29 Oregon, a corporation, beneficiary, dated Dec. 13, 1962, recorded Dec. 13, 1962,  
30 Mortgage Vol. 214, page 437, Records of Klamath County, Oregon, which said Trust  
31 Deed Grantees hereby expressly assume and agree to pay.

32 The true and actual consideration paid for this parcel is \$6,324.50.

PARCEL 8: All of Lot 34 and the East 24 feet of Lot 35, Roselawn, Subdivision of  
Block 70, Buena Vista Addition to the City of Klamath Falls, Oregon, according  
to the official plat thereof on file in Klamath County, Oregon.  
Also, the North one-half of vacated alley adjoining said Lot 34 and the East  
24 feet of Lot 35 on the South.

Also, all that portion of Oregon Avenue that lies between Roseway Drive and the  
first alley South of Roseway Drive on the Westerly side of Oregon Avenue, de-  
scribed as follows: Beginning at the Northeasterly corner of Lot 34 of Rose-  
lawn, Subdivision of Block 70 of Buena Vista Addition to the City of Klamath  
Falls, Oregon; thence Southerly along the Westerly line of Oregon Avenue 61.7  
feet; thence Easterly along the Northerly line of said alley 36.3 feet; thence  
Northerly on an 11° curve to the left, the tangent forming a 90° angle with St.  
Francis Street, 62.9 feet to the Southerly line of Roseway Drive; thence West-  
erly along the Southerly line of Roseway Drive 31 feet to the point of beginning.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, to William  
Ganong, as trustee for First Federal Savings and Loan Association of Klamath  
Falls, Oregon, a corporation, dated Dec. 7, 1967, recorded Dec. 8, 1967, Vol.  
M67, page 9574, Microfilm Records of Klamath County, Oregon, which said Trust  
Deed Grantees hereby expressly assume and agree to pay.

The true and actual consideration paid for this parcel is \$11,375.00.



13666

1 PARCEL 9: Lots 11 and 12 in Block 24 of Second Addition to the City of Klamath  
2 Falls, according to the official plat thereof on file in the records of Klamath  
3 County, Oregon.

4 SUBJECT TO: Improvement Lien No. 162, docketed Feb. 20, 1964 - Card No. 49, Lot  
5 11; Card No. 50, Lot 12, which said Lien Grantees hereby expressly assume and  
6 agree to pay; Trust Deed, including the terms and provisions thereof, to Oregon  
7 Title Insurance Company, as trustee for W. L. Bullard and Neta P. Bullard, as  
8 tenants in common, as beneficiary, dated April 8, 1966, recorded April 15, 1966,  
9 Vol. M66, page 3317, Microfilm Records of Klamath County, Oregon, which said  
10 Trust Deed Grantees hereby expressly assume and agree to pay.

11 The true and actual consideration paid for this parcel is \$10,920.00.

12 PARCEL 10: The North half of Lots 1 and 2, Block 202, of Mills Second Addition  
13 to the City of Klamath Falls, Oregon, according to the official plat thereof on  
14 file in the records of Klamath County, Oregon.

15 SUBJECT TO: Mortgage, including the terms and provisions thereof, to First Fed-  
16 eral Savings and Loan Association of Klamath Falls, a Federal corporation, dated  
17 Aug. 1, 1969, recorded Aug. 4, 1969, in Vol. M69, page 6735, Microfilm Records  
18 of Klamath County, Oregon, which said Mortgage Grantees hereby expressly assume  
19 and agree to pay.

20 The true and actual consideration paid for this parcel is \$12,057.50.

21 PARCEL 11: Lots 1 and 2 in Block 20 of North Klamath Falls, an addition to the  
22 City of Klamath Falls, according to the official plat thereof on file in the  
23 records of Klamath County, Oregon.

24 SUBJECT TO: Easement for sewer line, including the terms and provisions thereof,  
25 to City of Klamath Falls, Oregon, dated April 8, 1930, recorded June 12, 1930,  
26 in Deed Vol. 91, page 365, Records of Klamath County, Oregon; Mortgage, including  
27 the terms and provisions thereof, to First Federal Savings and Loan Association  
28 of Klamath Falls, a Federal corporation, dated Aug. 23, 1968, recorded Aug. 23,  
29 1968, in Microfilm records as Document No. 25558, Vol. M68, page 7704, records  
30 of Klamath County, Oregon, which said Mortgage Grantees hereby expressly assume  
31 and agree to pay.

32 The true and actual consideration paid for this parcel is \$30,552.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said  
Grantees as an estate by the entirety. And the said Grantors do hereby covenant,  
to and with the said Grantees, and their 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 24th  
day of February, 1970.

*M. A. Carter* (SEAL)  
*Jacqueline F. Carter* (SEAL)

STATE OF OREGON )  
County of Klamath ) SS February 24, 1970  
Personally appeared the above named M. A. Carter and Jacqueline F. Carter, hus-  
band and wife, and acknowledged the foregoing instrument to be their voluntary  
act and deed. Before me:

*Ronald E. Martin*  
Notary Public for Oregon  
My Commission Expires: 7/11/77

Warranty Deed - Page 3.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 1st day of  
SEPTEMBER A.D., 1976 at 2:35 o'clock P M., and duly recorded in Vol. 76,  
of DEEDS on Page 13664.

Fee \$ 9.00

WM. D. MILNE, County Clerk

By Deputy

Don Sloan  
167-80 7th  
County

DANONG, DANONG  
& GORDON  
ATTORNEYS AT LAW  
KLAMATH FALLS, ORE.