

22728

WARRANTY DEED

Vol. 76 Page 19811

KNOW ALL MEN BY THESE PRESENTS, That THOMAS H. BLOY and KATIE M. BLOY,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD M. STEIN and SUZANNE STEIN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

## SUBJECT TO:

1. Mortgage, including the terms and provisions thereof, recorded February 13, 1973, in Volume M73 at page 1593, Microfilm Records of Klamath County, Oregon, in favor of Equitable Savings and Loan Association, which Grantees herein agree to assume and pay according to the terms contained therein.
2. Assignment of Rentals, recorded February 13, 1973, in Volume M73 at page 1595, Microfilm Records of Klamath County, Oregon, to Equitable Savings and Loan Association, given as additional security to the Mortgage referred to hereinabove, which Grantees herein agree to assume according to the terms as contained therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth hereinabove

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 \$ 21,750.00. 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 9th day of December, 1976; 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
December 9, 1976

Personally appeared the above named  
Thomas H. Bloy and Katie M. Bloy

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

Before me  
(OFFICIAL SEAL) *W. Arlene Addington*  
Notary Public for Oregon  
My commission expires: 3-21-77

STATE OF OREGON, County of ) ss.  
19

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

, a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Ronald M. Stein  
6101 Monterey Drive  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Ronald M. Stein  
As above  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.

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 number

Record of Deeds of said county. Witness my hand and seal of County affixed

By Recording Officer  
Deputy



13812

MTC NO. 2692

## DESCRIPTION

## PARCEL I:

Beginning at a point on the Northeasterly line of the Alameda South  $41^{\circ} 42'$  East 40 feet from the point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of the Alameda; thence North  $48^{\circ} 18'$  East parallel to Erie Street, 100.4 feet; thence North  $41^{\circ} 42'$  East parallel to the Alameda, 36.0 feet; thence South  $48^{\circ} 18'$  West parallel to Erie Street, 100.4 feet; thence North  $41^{\circ} 42'$  West along the Northeasterly line of the Alameda, 36.0 feet to the point of beginning, said parcel containing .083 acres more or less, all being a portion of Lots 7 and 8, Block 42, HOT SPRINGS ADDITION TO THE City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

## PARCEL II:

Beginning at a point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of Alameda, this point also being the extreme West corner of Block 42, HOT SPRINGS ADDITION TO THE City of Klamath Falls, Oregon; thence North  $48^{\circ} 18'$  East along the Southeasterly line of Erie Street, 100.4 feet; thence South  $41^{\circ} 42'$  East parallel with the Alameda 40.0 feet; thence South  $48^{\circ} 18'$  West parallel to Erie Street 100.4 feet; thence North  $41^{\circ} 42'$  West along the Northeasterly line of the Alameda 40 feet to the point of beginning, parcel being a portion of Lot 7, Block 42, HOT SPRINGS ADDITION TO THE City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss

for record at request of MOUNTAIN TITLE CO  
this 9th day of DECEMBER A.D. 1976 at 3:44 o'clock PM and  
duly recorded in Vol. 176 of DEEDS 19811

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Handwritten Signature*