

A-27696

-WARRANTY DEED-

DAVID C. GROVES and LINDA M. GROVES, husband and wife, Grantors, warrants and conveys to ARNOLD BORGFELDT and NONA W. BORGFELDT, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances except as specifically set forth herein:

Lots 2, 3, 4, Block 23, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: Four Deeds of Trust, given by David C. Groves and Linda M. Groves, husband and wife, to D. L. Hoots as Trustee for Security Savings & Loan Association, as Beneficiary, as follows:

DATE	RECORDED	BOOK & PAGE
6-3-76	6-10-76	M-76, Page 8595
6-3-76	6-10-76	M-76, Page 8600
6-3-76	6-10-76	M-76, Page 8605
10-5-76	10-6-76	M-76, Page 15737

AND SUBJECT TO: Three Assignments of Rents dated and recorded respectively as follows:

DATE	RECORDED	BOOK & PAGE
6-3-76	6-10-76	M-76, Page 8599
6-3-76	6-10-76	M-76, Page 8604
6-3-76	6-10-76	M-76, Page 8609

AND SUBJECT TO: Three Financing Statements given by David C. Groves and Linda M. Groves, as debtors, to Security Savings & Loan Association, as secured party, dated and recorded respectively as follows:

DATE	RECORDED	BOOK & PAGE
6-14-76	6-14-76	M-76, Page 8812
6-14-76	6-14-76	M-76, Page 8813
6-14-76	6-14-76	M-76, Page 8814

all of which Grantees assume and agree to pay according to the terms. and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; charges and assessments of the City of Klamath Falls for sewer services, 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 One Hundred Fifteen Thousand and No/100ths (\$115,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: Grantees, 105-52nd St. Sacramento, Ca.

DATED this 26 day of January, 1977. 95819

Return to same as above.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

Ret Klamath Title Co

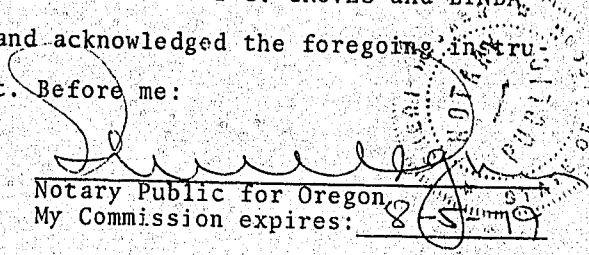
77 JAN 27 PM 3 41

1580

STATE OF OREGON)
County of Klamath) ss.

Jan 26, 1977.

Personally appeared the above-named DAVID C. GROVES and LINDA M. GROVES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:


Notary Public for Oregon
My Commission expires: 8-5-79

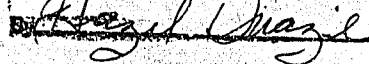
STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 27th day of January A. D. 1977 at 3:41 o'clock P.M., and
duly recorded in Vol. M 77, of DEEDS on Page 1579

FEES 6.00

Wm D. MILME, County Clerk



WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED