

24362

1909

A-27649

## -WARRANTY DEED-

HOWARD V. SPEELMAN and ROSAN S. SPEELMAN, husband and wife,  
Grantors, warrants and conveys to RAY L. WETZEL and EULALIA VIRGINIA  
WETZEL, husband and wife, Grantees, the following described real pro-  
perty situate in the County of Klamath, State of Oregon, free of all  
encumbrances, except as specifically set forth herein:

The East 135 feet of Tract 16 of Pleasant Home Tracts  
according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon

SUBJECT TO: That certain Trust Deed, including the  
terms and provisions thereof, executed by Robert Donald  
Glinsman and Linda R. Glinsman, grantors, to Transamerica  
Title Insurance Company as Trustee for First Bank Mortgage  
Corporation, Beneficiary, dated December 13, 1974 in Volume  
M74, page 16139, records Klamath County, Oregon, by assign-  
ment dated October 13, 1975, recorded October 16, 1975, in  
Volume M75 page 12889, records Klamath County, Oregon, said  
Deed was assigned to Seattle-First National Bank; by  
assignment dated October 13, 1975, recorded October 16,  
1975, in Volume M-75 page 12888, records Klamath County,  
Oregon, said deed was assigned to Federal National Mort-  
gage Association, which Trust Deed Grantees herein assume  
and agree to pay according to the terms thereof.

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; rules,  
regulations, liens and assessments of water users and sanitation dis-  
tricts; 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 Seven-  
teen Thousand Six Hundred Seventy-Nine & 46/100ths (\$17,679.46)  
DOLLARS.

Until a change is requested, all tax statements shall be  
mailed to the following address: Firstbank Mortgage, Seattle Wa

DATED this 15 day of Jan, 1977.

After recording return to:  
Mr. and Mrs. Ray Wetzel  
1942 Ward Street  
Klamath Falls, OR 97601

STATE OF OREGON )  
County of Klamath ) ss.

Jan 31, 1977, 1977.

Personally appeared the above-named HOWARD V. SPEELMAN and  
ROSAN S. SPEELMAN, husband and wife, and acknowledged the foregoing  
instrument to be their voluntary act. Before me:

Notary Public for Oregon

My Commission expires: June 5, 1978

WILLIAM D. BRANDNESS

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 2nd day of  
FEBRUARY A.D., 1977 at 4:04 o'clock P M., and duly recorded in Vol. M 77  
of DEEDS on Page 1909.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Ray L. Wetzel Deputy