

25667

-WARRANTY DEED-

CLARENCE J. SIMONES and MARY ANN SIMONES, husband and wife,
Grantors, warrants and conveys to BENJAMIN K. SELLERS and BETTY J.
SELLERS, husband and wife, Grantees, the following described real
property situate in Klamath County, Oregon, free of all encumbrances,
except as specifically set forth herein:

Lot 11 of SCHIESEL TRACTS, according to the official
plat thereof on file in the office of the County Clerk
of Klamath County, Oregon

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 Thirty
Four Thousand and No/100ths (\$34,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed
to the following address: Benjamin K. Sellers, 5603 Schiesel, Klamath Falls, Ore.

DATED this 15th day of February, 1977.

X Clarence J. Simones
X Mary Ann Simones

Nebraska
STATE OF ~~Nebraska~~)
Dawes) ss.
County of ~~Klamath~~)

February 15, 1977.

Personally appeared the above-named CLARENCE J. SIMONES and
MARY ANN SIMONES, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act. Before me:

Neil S. Daniels
Notary Public for ~~Nebraska~~ Nebraska
My Commission expires: 3-15-77

General Notary Public
State of Nebraska
Neil S. Daniels
My Commission expires March 15, 1977

STATE OF OREGON; COUNTY OF KLAMATH; EL

Filed for record at request of MOUNTAIN TITLE CO

Return To:
FFS+L
Main
WILLIAM P. BRANDNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

this 18th day of FEBRUARY A.D. 1977 at 2:22 o'clock P.M. in
County of DEEDS on Page 2959

FEE \$ 3.00

Wm D. MILNE, County Clerk

Hazel D. Dwyer

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