25766 Vol. M77 Page 3099

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-WARRANTY DEED-

A-27158 LARRY E. WILLIAMS and LINDA F. WILLIAMS, husband and wife, Grantors, warrant and convey to WILLIAM A. MOHLER and ARNITA K. MOHLER, husband and wife, Grantees, the following real property situate in Klamath County, Oregon, free of encumbrances, except as specifically set forth herein:

A tract of land situated in the NW¼ of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the Northeast corner of Grace Park as shown on the duly recorded plat thereof; thence South 23°18'30" West along the Easterly line of Oxbow Street a distance of 284.48 feet; thence on the arc of a 16° curve to the right (central angle is 7°17') a distance of 45.52 feet to the true point of beginning of this description; thence South 59°24'30" East a distance of 123.89 feet; thence South 23°18'30" West a distance of 65.59 feet; thence South 52°59'30" West a distance of 32.02 feet; thence North 48°12'30" West a distance of 129.28 feet to the Easterly line of said Oxbow Street; thence on the arc of a 16° curve to the left (central angle is 11°12') a distance of 70.00 feet to the true point of beginning.

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, given by Larry E. Williams and Linda F. Williams, husband and wife, to the State of Oregon represented and acting by the Director of Veterans' Affairs, dated June 25, 1976, recorded June 25, 1976 in Volume M76 page 9671, Microfilm records of Klamath County, Oregon, to secure the payment of $27,500.00, which Mortgage Grantees herein assume and agree to pay according to the terms thereof.

and covenant that grantor is the owner of the above-described real 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 districts; 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 Five Thousand Five Hundred and No/100ths ($35,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Director of Vet Affair Salem Or 97310.

DATED this 19 day of February, 1977.

Larry E. Williams

Linda F. Williams

STATE OF OREGON)
) ss. 19 Feb, 1977.
County of Klamath)

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

1. WARRANTY DEED

Personally appeared the above-named LARRY E. WILLIAMS and LINDA F. WILLIAMS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

NOTARY PUBLIC — STATE OF OREGON

Notary Public for Oregon
My Commission expires: April 16 1977

Return to:
Wm Mahler
3417 Oxbow
K. Falls, Or.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath Co Title

this 22 day of Feb A. D. 19 77 at 2:44 o'clock P M.

duly recorded in Vol. M 77, of deeds on Page 3099

Wm D. MILNE, County Clerk

6.00 By Hazel Dragoo

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

2. WARRANTY DEED

unofficial copy