

26152

3615

-WARRANTY DEED-

A21759

DONALD L. SLOAN and HAZEL I. SLOAN, husband and wife, Grantors,
warrant and convey to CHARLES A. FISHER and RONALD E. PHAIR, Grantees, the
following described real property situate in Klamath County, Oregon, free
of all encumbrances, except as specifically set forth herein:

A portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11 Township 39 South, Range
9 EWM, lying South of the USBR 1-C-3-B Drain described as follows:
Beginning at the point of intersection of the South line of the
USBR 1-C-3-B Drain right of way and the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$
thence West along said South line to its intersection with the
Northeast corner of Tract 1026, The Meadows, according to the offi-
cial plat thereof on file in the records of Klamath County, Oregon;
thence along the Easterly and Southerly boundary of said plat to its
intersection with the Northeastly line of the USBR F-7 (A-3-C)
lateral according to the official plat thereof on file in the records of
Klamath County, Oregon; thence Southeasterly along said Northeast-
erly line to the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North along
said East line to the point of beginning, SAVING & EXCEPTING that
portion lying within the boundary of Tract 1071 First Addition
to the Meadows:

SUBJECT TO: That certain Mortgage, including the terms and provi-
sions thereof, given by Bristol Court Development Co., a partner-
ship, to Western Bank, an Oregon banking corporation, dated June
20, 1975, recorded July 11, 1975 in Vol. M-75 page 57888, Micro-
film records of Klamath County, Oregon, to secure the payment of
\$38,000, modified by several modifications of Mortgage, including
the terms and provisions thereof, between Bristol Court Develop-
ment Co. to Western Bank dated October 20, 1975, recorded Oct. 22
1975, in Vol. M-76 page 5615 and dated Sept. 29, 1976, recorded
October 5, 1976 in Vol. M-76 page 15646, records of Klamath County
Oregon, which Mortgage Grantees herein assume and agree to pay
according to the terms thereof.

SUBJECT TO: 1974-75 taxes in the sum of \$606.46; 1975-76 taxes
in the sum of \$674.54; 1976-77 taxes in the sum of \$687.84, which
taxes Grantees herein assume and agree to pay. ALSO all charges
due to South Suburban Sanitary District, which charges shall be
paid by Grantees.

and covenant that grantor is the owner of the above-described real prop-
erty free of all encumbrances, except reservations, restrictions, ease-
ments and rights of way of record and those apparent upon the land; rules
regulations, liens and assessments of water users and sanitation dis-
tricts; agreement, including the terms and provisions thereof between
Meadows District Improvement Company et al, recorded April 14, 1976 in
Vol. M76 at page 5337, 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 Nine
Thousand Eight Hundred Ninety Five & 21/100ths (\$39,895.21) DOLLARS.

Until a change is requested, all tax statements shall be mailed to
the following: Ch. Fisher & Phair 403 Main Street

DATED this 28th day of February, 1977.

Return Fisher & Phair, 403 Main St. K. Falls.

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

1. WARRANTY DEED

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STATE OF OREGON }
County of Klamath } ss.

Feb 28, 1977.

Personally appeared the above-named DONALD L. SLOAN and HAZEL I. SLOAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

And for record at request of KLAMATH COUNTY TITLE CO

this 1st day of MARCH A. D. 1977, at 4:00 o'clock P.M., and

duly recorded in Vol. M 77, of DEEDS on Page 3615

FEE \$ 6.00

Wm D. MILNE County Clerk

By *[Signature]*

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