

## -SPECIAL WARRANTY DEED-

ARNOLD BORGFELDT and NONA W. BORGFELDT, husband and wife, Grantors, conveys and specially warrants to GARY WEHR and MARLENE WEHR, husband and wife, an undivided one-half interest, in the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein, as tenants in common and not as tenants by the entirety:

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 Deed 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:

<u>Date</u>	<u>Recorded</u>	<u>Book &amp; Page</u>
6-3-76	6-10-76	M76, Page 8595
6-3-76	6-10-76	M76, Page 8600
6-3-76	6-10-76	M76, Page 8605
10-5-76	10-6-76	M76, Page 1573

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

<u>Date</u>	<u>Recorded</u>	<u>Book &amp; Page</u>
6-3-76	6-10-76	M76, Page 8599
6-3-76	6-10-76	M76, Page 8604
6-3-76	6-10-76	M76, 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:

<u>Date</u>	<u>Recorded</u>	<u>Book &amp; Page</u>
6-14-76	6-14-76	M76, Page 8812
6-14-76	6-14-76	M76, Page 8813
6-14-76	6-14-76	M76, Page 8814

and covenants 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 Fourteen Thousand and No/100ths (\$14,000.00) DOLLARS.

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

JUN 27 1977

Until a change is requested, all tax statements shall be mailed to Gary Wehr and 217 Pine Street, Klamath Falls, Oregon.

DATED this 19 day of May, 1977.

Arnold Borgfeldt  
Nona W. Borgfeldt

STATE OF OREGON )  
County of Klamath ) ss.

May 19, 1977.

Personally appeared the above-named ARNOLD BORGFELDT and NONA W. BORGFELDT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



William K. Swanson  
Notary Public for Oregon  
My Commission expires 9-16-77

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~  
this 2nd day of JUNE A. D. 1977 at 4:10 o'clock PM, and  
duly recorded in Vol. M77, of DEEDS on Page 9624  
FEE \$ 6.00  
Wm D. MILNE, County Clerk

By [Signature]

Return to  
Gary Wehr  
217 Pine  
City

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