

MTC 3467

30509

-WARRANTY DEED-

Vol. 77 Page 9703

SAMUEL S. SHAW, Grantor, warrants and conveys to THOMAS C. BOULTON and BRENDA L. BOULTON, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The West 109 feet of the South 135 feet of Lot 8 in ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within the U.S.R.S. 1-G-1 (R-D-2) Drain, as set forth in Deed Volume 26 at page 323, ALSO EXCEPTING any portion lying within Johns Avenue.

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, given to secure the sum of \$18,800, dated February 28, 1977, recorded February 28, 1977 in Vol. M77, page 3511, Microfilm Records of Klamath County, Oregon, wherein Samuel S. Shaw and Daisy M. Shaw, are Mortgagors, and Western Bank is Mortgagee; 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 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 Nine-teen Thousand and No/100ths (\$19,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Western Bank, Klamath Falls, Ore.

DATED this 2nd day of June, 1977.

Samuel S. Shaw

STATE OF OREGON)
NOTARY) ss.
County of Klamath)

June 28, 1977.

Personally appeared the above-named SAMUEL S. SHAW and acknowledged the foregoing instrument to be his voluntary act. Before me:

Return
MTC attn. Judy

Judy B. Pabst
Notary Public for Oregon
My Commission expires: 8-12-77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of 3rd JUNE A.D., 19 77 at 1:07 o'clock P M., and duly recorded in Vol. M77, of DEEDS on Page 9703.

FEE \$ 3.00

WM. D. MILNE, County Clerk
By Hazel Chazotte Deputy