

31577

WARRANTY DEED (INDIVIDUAL)

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Page

J. MICHAEL HALL and JONI D. HALL, husband and wife

hereinafter called grantor, convey(s) to

EMIL B. WELLS and HALCYON E. WELLS, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 16 in Block 6, Tract No. 1035, GATEWOOD

SUBJECT TO:

1. Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines.
2. Utility easements as delineated on the record plat.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Gatewood.

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and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those stated above

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 \$ 46,000.00.Dated this 24th day of June, 19 77.

J. Michael Hall

Joni D. Hall

STATE OF OREGON, County of Klamath) ss.

On this 24th day of June, 19 77 personally appeared the above named J. Michael Hall and Joni D. Hall and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Linda G. Chandler
Notary Public for OregonMy commission expires 5-12-81

Notary Public for Oregon

My commission expires: _____

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

HALL

TO

WELLS

After Recording Return to: T/A

Taxes to:

Mr. and Mrs. Emil Wells
c/o U.S. National Bank
P.O. Box 3347
Portland, OR 97208

STATE OF OREGON,)

) ss.

County of _____)

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Deputy

Continued from reverse side ...

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4. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$31,900.00, dated May 20, 1975; recorded May 21, 1975 in Book M-75 at Page 5579; between J. Michael Hall and Joni D. Hall, husband and wife as Trustor, Transamerica Title Insurance Co. as Trustee; and United States National Bank of Oregon as beneficiary. THE GRANTEEES HEREIN AGREE TO ASSUME AND PAY THIS TRUST DEED.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica
this 24 day of JUNE A. D. 1977 at 3:49 PM
duly recorded in Vol. M77, of Deed on Page 11227
Wm D. MILNE, County Clerk

By [Signature]

Fee \$6.00