

A-28206

32624

-WARRANTY DEED Vol 77 Page 12661

LARRY J. WALKER and VALERIE S. WALKER, husband and wife,
Grantors, warrant and convey to HERMAN MICHAEL WOLF and MARJORIE
WOLF, husband and wife, Grantees, the following described real
property situate in Klamath County, Oregon, free of all encum-
brances, except as specifically set forth herein:

The West one-half of Lot 3 in Block 4 of FIRST ADDITION
TO ALTAMONT ACRES, according to the official plat there-
of on file in the office of the County Clerk of Klamath
County, Oregon

SUBJECT TO: That certain Trust Deed, including the
terms and provisions thereof, executed by Larry J.
Walker and Valerie S. Walker, husband and wife, as
grantors to William Ganong, Jr. as Trustee, for First
Federal Savings and Loan Association of Klamath Falls,
Oregon, a corporation, as beneficiary dated June 21,
1974, recorded June 24, 1974, in Volume M74, page 7735,
Microfilm records of Klamath County, Oregon, to secure
the payment of \$6,600.00, which Trust Deed Grantees here-
in assume and agree to pay according to the terms thereof.

and covenant that grantor is the owner of the above-described pro-
perty 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 Twelve
Thousand and No/100ths (\$12,000.00) DOLLARS.

DATED this 15 day of July, 1977.

Larry J. Walker
Valerie S. Walker

STATE OF OREGON)
County of Klamath) ss.

July 15, 1977.

Personally appeared the above-named LARRY J. WALKER and
VALERIE S. WALKER, husband and wife, and acknowledged the fore-
going instrument to be their voluntary act. Before me:

Doyle Runnels
Notary Public for Oregon
My Commission expires: 9/23/77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 18th day of JULY 11:56 A. D. 1977 at 11:56 o'clock AM, and

July recorded in Vol. M77, of DEEDS on Page 12661

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

FEE \$ 3.00

Wm D. MILNE, County Clerk
By Pat McCullough

Mail Tax statements to: First Federal S. Loan, So Sixth St Br.
Return to: H. M. Wolf, 2099 Lakeshore Drive, K. Falls.

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