

1967/50

35394

Vol. 77 Page 16719

KNOW ALL MEN BY THESE PRESENTS, That CHARLES D. NANCE and ANNA LUCY NANCE, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY A. KNUTSON and JANELL I. KNUTSON, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7 in Block 2, FIRST ADDITION TO LOMA LINDA HEIGHTS, in the CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: City Improvement #198, Card #19 docketed December 1, 1966, in the original amount of \$918.60, balance \$367.44 unpaid.

ALSO SUBJECT TO: Reservations, restrictions and/or rights-of-way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated hereinabove,

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 30 day of December, 1977.

Charles D. Nance  
Anna Lucy Nance

STATE OF OREGON, County of Klamath ) ss. December 30, 1977  
Personally appeared the above named Charles D. Nance and Anna Lucy Nance, as tenants by the entirety, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Harold E. Young  
Notary Public for Oregon  
My commission expires Jan 9 1978

NOTE—The sentence between the symbols 0, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

# WARRANTY DEED

CHARLES D. NANCE &

ANNA LUCY NANCE

TO

GARY A. KNUTSON &

JANELL I. KNUTSON

AFTER RECORDING RETURN TO

to Court House  
City

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 8th day of SEPTEMBER, 1977, at 2:52 o'clock P.M., and recorded in book M77 on page 16719 or as file number 35394, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Harold E. Young Deputy

FEE \$ 3.00

77 51 9 PM 2 52

633