

49138

WARRANTY DEED

Vol. 76 Page 11348

MARY E. NELSON, hereinafter called grantor, conveys to ALVIN TERRY BISHOP and JOANNE SHIRLEY BISHOP, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Lot 6 in Block 62 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, executed by Mauro Magallanes and Maria Magallanes, husband and wife, to the First National Bank of Oregon, a corporation, dated October 3, 1958, recorded October 6, 1958, in Vol. 185 page 451, Mortgage Records of Klamath County, Oregon, to secure the payment of \$7,350.00 which mortgage shall be assumed and paid by the grantor.

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; 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 Six Thousand and No/100ths (\$6,000.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 26th day of July, 1972.

Mary E. Nelson

STATE OF OREGON)
County of Klamath) ss.

AUG 26, 1972.

Personally appeared the above MARY E. NELSON, and acknowledged the foregoing instrument to be her voluntary act. Before me:

1817-8
13. Baettcher
Notary

Notary Public for Oregon
My Commission expires 8-5-75

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 30th day of May A.D., 1972 at 11:12 o'clock A M., and duly recorded in Vol. 478 of Deeds on Page 11348.

FEE \$3.00

WM. D. MILNE, County Clerk
By Denise H. Hetch Deputy