

K. 31063

RICHARD S. QUINN, Grantor, warrants and conveys to FRANK M. PEDERSEN and BARRIE G. PEDERSEN, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 6 Block 18, Hot Springs (1630 Manzanita Street) according to the official plat thereof 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 Richard S. Quinn and Victoria P. Quinn, husband and wife, as grantors, to William Ganong, Jr., as trustee for First Federal Savings and Loan Association of Klamath Falls, as beneficiary, dated September 30, 1971, recorded October 1, 1971, in Volume M71 page 10396, microfilm records of Klamath County, Oregon, to secure the payment of \$7,500, which Trust Deed 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; charges and assessments of the City of Klamath Falls for monthly sewer and/or water service; 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 Twenty Nine Thousand Eight Hundred Fifty and no/100ths (\$29,850.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: M 1st Federal, K. Falls

DATED this 4 day of Oct, 1978.

Richard S. Quinn

STATE OF Oregon)
County of Klamath) ss. Oct 4, 1978.

Personally appeared the above named RICHARD S. QUINN and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Return to Frank Pedersen
425 Delta
K. Falls

[Signature]
Notary Public for Oregon
My Commission expires 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 4th day of October A. D. 1978 at 2:28 o'clock P M., and

is duly recorded in Vol. M78, of Deeds on Page 22116

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

Wm D. MILNE, County Clerk

By [Signature]

Fee \$3.00

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