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MTG 7269

WARRANTY DEED

RODERICK DEAN MARTINDALE, Grantor conveys and warrants to LINDA ANN NAVOTNY, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Lots 2, 3, and 4 in Block 20 BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated: February 25, 1976; Recorded February 26, 1976, in Volume M76, page 2715, Microfilm Records of Klamath County, Oregon. Amount \$16,200.00. Grantor: Roderick Dean Martindale, a single man. Trustee: William Ganong, Jr. Beneficiary: First Federal Savings & Loan Association of Klamath Falls, Oregon, which said Trust Deed, Grantee agrees to assume and pay, as the same becomes due and payable, holding Grantor harmless therefrom.

The true and actual consideration paid for this conveyance is \$25,000.00.

WITNESS Grantor's hand this 22 day of November, 1978.

Roderick Dean Martindale
Russell F. Martindale
RODERICK DEAN MARTINDALE, by
RUSSELL F. MARTINDALE, his attorney-in-fact

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared RUSSELL F. MARTINDALE, who, being sworn, stated that he is the attorney-in-fact for RODERICK DEAN MARTINDALE, and that he executed the foregoing instrument by

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authority of and in behalf of said principal; and he acknowledged
said instrument to be his act. Before me:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/6/1981

Unless a change is requested
all future tax statements shall
be sent to:

First Federal Savings & Loan
Association
2943 South Sixth Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Miss Linda Ann Navotny
511 Pelican Street
Klamath Falls, Oregon 97601

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

Mountain Title Co.
on this 22nd day of November, D. 1978
at 1:32 P. M., and duly
recorded in Vol. M78 of Deeds
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Wm D. Miller, County Clerk
By Bernard Schelsch Deputy
Fee \$6.00