

T/A 38-20657-4-J

78241

WARRANTY DEED (INDIVIDUAL)

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MICHAEL D. SPENCER AND GLORIA J. SPENCER, husband and wife

CHARLES F. MATESON AND DONNA K. MATESON, husband and wife

of Klamath State of Oregon, described as: all that real property situated in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations of the City of Klamath Falls.
2. Trust Deed, including the terms and provisions thereof with interest thereon and such future advances as may be provided therein, given to secure the payment of \$42,200.00, Dated March 10, 1978, Recorded March 10, 1978 in Book M-78 at Page 4633, Trustor - Michael D. Spencer and Gloria J. Spencer, husband and wife, Trustee - William Sisemore, Beneficiary - Klamath First Federal Savings and Loan Association, WHICH GRANTEE HEREIN AGREE TO ASSUME AND PAY IN FULL.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those as listed above.

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 \$ 51,500.00

Dated this 6th day of December, 1979

Michael D. Spencer
MICHAEL D. SPENCER
Gloria J. Spencer
GLORIA J. SPENCER

STATE OF OREGON, County of

On this day of Michael D. Spencer and Gloria J. Spencer, 1979 personally appeared the above named instrument to be their voluntary act and deed and acknowledged the foregoing

STATE OF: Oregon
COUNTY OF: Coconino
Date of this verification: 12-6-79

Verification of Michael D. Spencer
This instrument was subscribed and sworn before me as an affidavit on this date by the persons above subscribed who stated that they had read this instrument and know of their own knowledge that the facts stated therein are true and correct.

Signature of Notary Public: *Online Anderson*
Notary Expiration Date: 12-20-80

property remains subject or which the purchaser agrees to pay or assume.
If consideration includes other property or value, add the following: "However, it consists of or includes other property or value given or promised which is part consideration." (Indicate which) whole

WARRANTY DEED (INDIVIDUAL)

Spencer
Mateson

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of December, 1979, at 3:20 o'clock P. M. and recorded in book 2179 on page 23927 Records of Deeds of said County.

Witness my hand and seal of County Clerk

County Clerk:

By Berntha Skolock

Fee \$3.50

After Recording Return to:
Mr. and Mrs. Charles F. Mateson
705 Doty
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
(Same As Now listed)
Klamath First Federal