

63826

TIA#M-38-21339-2
WARRANTY DEED (INDIVIDUAL)Vol. 80 Page 8047

ETHEL H. MITZEL

JOE B. KARNES and FRED A. L. KARNES, husband and wife, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the CountyThe North 58 feet of Lot 16, Block 307 DARROW ADDITION TO THE CITY
OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

APR 30 1980

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

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 \$ 25,000.00.Dated this 24th day of April, 19 80.x Ethel H. MitzelSTATE OF OREGON, County of Lincoln ss.On this 24th day of April, 19 80 personally appeared the above named
Ethel H. Mitzel and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me:

Cheney

Notary Public for Oregon

My commission expires: 4-27-83

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO _____
TO _____After Recording Return to:
Mr. & Mrs. Joe B. Karnes
329 McKinley, City, 97601Taxes To:
Peoples Mtge. Co.
500 NE Multnomah - Suite 850
Portland, OR 97232

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record
on the _____ day of _____, 19 _____
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____
Deputy _____

April 22, 1980

Transamerica Title Insurance Co.
3940 South Sixth Street
Klamath Falls, Oregon 97601

Attn: Escrow Department

Ref: Escrow No. M-21339-2
Karnes/Nanneman

Gentlemen:

The undersigned hands you herewith a properly executed Warranty Deed from Ethel H. Mitzel, as Grantor to Joe B. Karnes and Freda L. Karnes, husband and wife, as Grantee.

You are authorized to use this Warranty Deed only when you can deliver the amount of \$19,575.71, plus interest @ \$5.30/day from March 25, 1980 to date escrow is closed, to the undersigned as payment in full of Contract of Sale dated June 25, 1979.

I am to be at no expense in this escrow.

Said amount shall be sent to Ethel H. Mitzel at the following address:

x Ethel H. Mitzel
x 3767 NW Reed Ave.
Lincoln City, Oregon 97367

You are authorized to hold this Warranty Deed for a period of one (1) month and should escrow not be closed by that time and the check issued and the Deed recorded, then you will return to me, or otherwise keep me informed as to the progress of the escrow.

x Ethel H. Mitzel
Ethel H. Mitzel

STATE OF OREGON; COUNTY OF KLAMATH; ss

Filed for record at request of Transamerica Title Co.

on the 30th day of April A. D. 1980 at 3:59 clock P.M.

is recorded in Vol. M80, of Deeds on Page 8047

Wm D. MILNE, County Clerk

By Dorothy A. Litch

Fee \$7.00