· ·	TIA#M-38-21339-2 WARRANTY DEED (INDIVIDUAL) M
ETHEL H. MITZEL	WARRANTY DEED (INDIVIDUAL) Vol. go Page SUST
ofKlamath	FREDA L. KARNES, husband and wife
	te of Oregon, described as:
The North 58 feet o OF KLAMATH FALLS, i	of Lot 16, Block 307 DARROW ADDITION TO THE CITY In the County of Klamath, State of Oregon.
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	ner of the above described property free of all encumbrances except
nd will warrant and defend the	
The true the unit unit defend the same	against all persons who may lawfully claim the same, except as shown above.
*	ion for this transfer is S $25,000.00$.
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$24\frac{\mu_1}{2}$	
ated this <u>g-22nd</u> day	of April, 19_80.
	x STRAL DATA
	A concept the the
ATE OF OREGON, County of	Lincoln
On this 24th day of	
	19 80 parasell
Ethel H. Mitzel	personally appeared the above named
<u>Ethel H. Mitzel</u>	April, 19_80 personally appeared the above named voluntary act and deed.
<u>Ethel H. Mitzel</u> rument to be <u>her</u>	voluntary act and deed.
<u>Ethel H. Mitzel</u> rument to be <u>her</u>	voluntary act and deed. Before me:
<u>Ethel H. Mitzel</u> rument to be <u>her</u>	voluntary act and deed. Before me:
trument to be <u>her</u>	voluntary act and deed. Before me:
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The dollar amount should include property remains subject or which the formation includes other procession of the statement o	voluntary act and deed. Before me: LULILITAULLA Notary Public for Oregon My commission expires: <u>4-27-8'3</u> cash plus all encumbrances existing against the property to which the he purchaser agrees to pay or assume.
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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

<u>X Cehi H Muhel</u> <u>X 3767 NW Keel aw</u> <u>Lincoln Cety</u>, Olign 97367 Vou are authorized to hold this Warranty Deed for a period of

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 Ethef H. mitzel

TO OF OREGON; COUNTY OF KLAMATH; &

Filed for record at request of _____ Transamerica Title Co._____ 30th_ day of _____April_____A. D. 19<u>80</u> at 3:59 clock PM. c Ally recorded in Vol. <u>M80</u>, of <u>Deeds</u> on Page 8047 W= D. WILNE, County C' By Demethand filet

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