

96522

T/A #M-38-23363-1  
WARRANTY DEED (INDIVIDUAL) Vol. 781 Page 3586

W. TRAVIS WILSON and KATHRYN E. WILSON, husband and wife

hereinafter called grantor, convey(s) to  
RALPH B. COULSON and JEANNETTE A. COULSON, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:Lot 16, Block 45, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,  
in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. 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 \$36,000.00, dated December 14, 1978,  
recorded December 21, 1978 in Book M-78 at page 28500, W. Travis  
Wilson and Kathryn E. Wilson, husband and wife, Trustor, William  
Sisemore, Trustee, Klamath First Federal Savings and Loan Association,  
a corporation, Beneficiary, which Trust Deed the Grantees herein  
assume and agree to pay according to the terms contained therein.

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

See 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 \$ 54,950.00.\*

\*\*

Dated this 26th day of February, 19 81.W. Travis WilsonKathryn E. WilsonSTATE OF OREGON, County of Klamath ss.On this 2nd day of February March <sup>N.P.</sup>, 19 81 personally appeared the above named  
W. Travis Wilson and Kathryn E. Wilson and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Darlene V. Addington  
Notary Public for Oregon  
My commission expires: 3-22-81

- \* 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

After Recording Return to:  
Mr. & Mrs. Ralph B. Coulson  
2045 Auburn, City, 97601  
Tapes To: Klamath 1st Federal  
540 Main St.  
City, 97601

STATE OF OREGON,

County of KlamathI certify that the within instrument was received for record  
on the 3rd day of March, 19 81  
at 10:28 o'clock A M. and recorded in book M81  
on page 3586 Records of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN

COUNTY CLERK

Title

By Bernetha A. Petch Deputy

FEE: \$ 3.50