

2444

## WARRANTY DEED (INDIVIDUAL)

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LAWSON S. POWERS AND FILOMENA C. POWERS, husband and wife  
 HERBERT R. MARICLE AND MARY J. MARICLE, hereinafter called grantor, convey(s) to  
 husband and wife  
 of Klamath, State of Oregon, described as: all that real property situated in the County

The Northerly 60 feet of Lot 8, Block 63, NICHOLS ADDITION TO THE CITY  
 OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

## SUBJECT TO:

- 1) Taxes for year 1981-82 a lien not yet payable.
- 2) Regulations, levies, assessments of City of Klamath Falls.
- 3) Trust Deed recorded 9/11/78 in Book M 78 page 20053 in favor of First National Bank of Oregon which buyers herein assume and agree to pay modified by addendum recorded 9/11/78 in Book M 78 page 20056 and assigned on 11/9/78 in Book M 78 page 25311, which buyer assumes and agrees to pay

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
 As Shown 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 \$ 42,000.00 \*

Dated this 23rd day of July, 1981.

Lawson S. Powers  
 Lawson S. Powers  
Filomena C. Powers  
 Filomena C. Powers

STATE OF OREGON, County of Klamath ) ss.

July 23, 1981  
 Lawson S. Powers and Filomena C. Powers, 19 personally appeared the above named  
 instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:

Maureen A. [Signature]  
 Notary Public for Oregon

My commission expires: 11/16/84

- \* 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)

Lawson S. Powers and  
 Filomena C. Powers

TO

Herbert R. Maricle  
 Mary J. Maricle

After Recording Return to:

Mr./Mrs. H. R. Maricle  
 634 N. 9th St.,  
 Klamath Falls, Ore., 97601

MAIL TAX STATEMENTS TO:

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record  
 on the 24th day of July, 1981  
 at o'clock M. and recorded in book  
 on page 13275 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn'

County Clerk

By Bernetha J. [Signature] Title  
 Fee \$3.50 Deputy