

Warranty Deed

This Indenture Witnesseth, That AARON E. ABTS and LOIS M. ABTS,
husband and wife,

herein called grantor^s, in consideration of TEN THOUSAND FIVE HUNDRED AND NO/100 Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

CLARENCE CHADWICK CARROLL and DONNA CARROLL, husband and wife,
herein called grantees, their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Lots 9 and 10, Block 9, DIXON ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Contract of sale dated September 8, 1959, wherein John O. Divens and Lucy L. Divens, husband and wife, are sellers, and Winifred M. Lawrence, a single woman, is the buyer.

Easements, encroachments and encumbrances of record and apparent on the ground.
1970-71 real property taxes which are now a lien but not yet due and payable,

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RECORDS

10008

MY commission expires
MOLVER PUBLIC FOR OREGON

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same,
TO HAVE AND TO HOLD said premises unto grantee^s, their heirs and assigns forever. Said grantor^s do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$10,500.00.

SINGLE OF OREGON

IN WITNESS WHEREOF, We have hereunto set our hands this 21st

day of OCTOBER, 1970.

MOLVER PUBLIC FOR OREGON

After Recording sent to
Donna Carroll
PO Box 534
Klamath Falls, Or
97601

Aaron E. Abts
Lois M. Abts

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon

10008

STATE OF OREGON
County of KLAMATH

ss. October 21, 1970

10009

Personally appeared the above-named AARON E. ABTS and LOIS M. ABTS, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Mary B. Thull
NOTARY PUBLIC FOR OREGON
My commission expires 8/16/73

STATE OF OREGON

County of KLAMATH

ss. October 21, 1970

Personally appeared who, being first duly sworn did say that he the of and that said Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 15th day of June A.D., 1984 at 9:32 o'clock A.M., and duly recorded in Vol. M84, of Deeds on page 10008.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: *Pam Smith*, Deputy

Rec