

44690

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VIRGINIA R. TURNER

hereinafter called grantor, convey(s) to

CHESTER I. KEZER and BILLIE J. KEZER, husband and wife

all that real property situated in the County

of Klamath State of Oregon, described as:

Lot 11 in Block 215 MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

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and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

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 \$ 16,755.32

Dated this 2nd day of January, 1985

Virginia R. Turner

STATE OF OREGON, County of Klamath ss.

On the 4th day of January, 1985, personally appeared the above named
Virginia R. Turner
instrument to be her voluntary act and deed.

Before me
Darlene C. Addington
Notary Public for Oregon
My commission expires 3-22-85

- 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)

STATE OF OREGON, ss.

County of
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

After Recording Return to: & Taxes:
Mr. & Mrs. Chester I. Kezer
6451 Bryant
Klamath Falls, OR 97603

Title
Deputy

SUBJECT TO:

1. City Lien, in favor of The City of Klamath Falls, plus interest
 Entered : September 6, 1984 Improvement No. 295
 Amount : \$385.73 Card NO. 527
 Balance : \$385.73
 For : Sidewalks

which lien the Grantees herein do assume and agree to pay.

2. 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 \$6,000.00

Dated : March 31, 1971 Book: M-71 Page: 2944
 Recorded : April 7, 1971
 Trustor : Richard K. Turner and Virginia R. Turner, husband and wife
 Trustee : Transamerica Title Insurance Company
 Beneficiary : Equitable Savings & Loan Association, an Oregon Corporation

which Trust Deed the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.

Blanket conveyance to Benj. Franklin Savings and Loan Association, including the terms and provisions thereof,

Recorded : October 14, 1982 Book: M-82 Page: 13749

Substitution of Trustee, including the terms and provisions thereof,

Recorded : October 14, 1982 Book: M-82 Page: 13747

Amended : March 3, 1983 Book: M-83 Page: 3284

The above listed documents substituted Harry M. Hanna as Trustee.

3. Assignment of Rents

Dated : March 31, 1971 Book: M-71 Page: 3256
 Recorded : April 15, 1971
 From : Richard K. Turner and Virginia R. Turner, husband and wife
 To : Equitable Savings and Loan Association, an Oregon Corporation

given as additional security to the trust deed

Recorded : April 7, 1971 Book: M-71 Page: 2944

which Trust Deed and assignment of rents the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of Trust Deed and Assignment of Rents and Grantor holds Grantees harmless therefrom.



STATE OF OREGON,
 County of Klamath

Filed for record at request of

on the 7th day of January A.D. 19 85
 at 10:44 o'clock A. M. and duly
 recorded in Vol. 185 of Deeds
 Page 188

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00