

48769

Vol. M85 Page 7189WARRANTY DEED

THIS INDENTURE WITNESSETH, that DONALD P. SMITH, ROBERT SLOAN and MARGY L. HENSON (whose name was incorrectly spelled in Affidavit of Small Estate, Klamath County Circuit Court No. 84-19 S.E.), heirs and devisees of Grace Dow, who took title as Grace Hajcek, hereinafter known as Grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto BEN CURTIS and FREDA CURTIS, husband and wife, Grantees, an undivided three-fourths interest in and to the following-described real property situated in Klamath County, Oregon, to-wit:

The Easterly 55 feet of Lot 3, Block 1, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Sewer and water use charges, if any, due to the City of Klamath Falls; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

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

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners of an undivided three-fourths interest of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 2nd day of May, 1985.

MARGY L. HENSON

DONALD P. SMITH

By Mella D. Susan
her attorney-in-fact

By Mella D. Susan
his attorney-in-fact

ROBERT SLOAN

By Mella D. Susan
his attorney-in-fact

STATE OF OREGON)
County of Klamath) SS

On this 10 day of May, 1985, personally appeared William L. Sisemore, who, being duly sworn, did say that he is attorney-in-fact for Donald P. Smith, Robert Sloan and Margy L. Henson, and that he executed the foregoing instrument by authority of and in behalf of said principals; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

Darlene J. Darter
Notary Public for Oregon

(SEAL)

My Commission Expires: 6-16-88

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

RETURN:

KLAMATH FIRST FEDERAL S & L
540 MAIN STREET
KLAMATH FALLS, OR 97061

on this 14th day of May A.D. 19 85
at 3:12 o'clock P M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By Tom Smith Deputy

Fee \$5.00