

1967/SD

90390

KNOW ALL MEN BY THESE PRESENTS, That DAVID A. ALLARD and HARRIET ALLARD, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. GLEASON and CARMEN GLEASON, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 1 of WILLIAMS ADDITION, Klamath County, Oregon.

SUBJECT TO: Easements and rights of way of record, and those apparent on the land; all future real property taxes and assessments; Mortgage, including the terms and provisions thereof, dated October 12, 1959, recorded October 14, 1959, in Mortgage Volume 193 at page 45, given to secure the payment of \$12,500.00, with interest thereon and such future advances as may be provided therein, executed by Fred Coles, aka Fred W. Coles, and Jean Coles, to First Federal Savings & Loan Association of Klamath Falls, Oregon, an Oregon Corporation.

To Have and to Hold the same unto the said grantor and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 16th day of January, 1970

David A. Allard
Harriet Allard

STATE OF OREGON, County of Jackson) ss. January, 1970
Personally appeared the above named DAVID A. ALLARD and HARRIET ALLARD, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Aneta R. Meffitt

Notary Public for Oregon

My commission expires February 23, 1970

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

David A. Allard et ux

TO

James R. Gleason et ux

AFTER RECORDING RETURN TO

Laura Zakunardi
1515 ARTHUR ST. #1
KLAMATH FALLS,
OR 97623

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$8.00

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of Aug., 1988, at 3:54 o'clock P.M., and recorded in book M88 on page 13214 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk Title.

By Debra M. Mullendore Deputy

1988 AUG 15 PM 3 54