

71-174

49858

VCA 221-180 2316

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

STEVENS HESS LAW FIRM, CO., PORTLAND, ORE.

1967

KNOW ALL MEN BY THESE PRESENTS, That Claude A. Morache  
and Martha C. Morache, husband and wife

for the consideration hereinafter stated to the grantor paid by John D. Prime and  
Margaret R. Prime, hereinafter called the grantor,  
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the en-  
tirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and  
appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of  
Oregon, described as follows, to-wit:

Lots 38 and 39 in Block 10 of ST. FRANCIS PARK,  
Klamath County, Oregon.

Subject to easements and rights of way of record and  
those apparent on the land, if any; reservations contained  
in dedication of ST. FRANCIS PARK Addition.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-  
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that gran-  
tor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as  
noted of record as of the date of this deed, and those apparent upon  
the land, if any;

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 \$12,000.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~the whole~~ ~~consideration (indicate which)~~

In construing this deed and where the context so requires, the singular includes the plural, the masculine in-  
cludes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to  
make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 28th day of  
February, 1971; if the grantor is a corporation, it has caused its corporate name to be signed and its cor-  
porate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

*Claude A. Morache*  
Claude A. Morache  
*Martha C. Morache*  
Martha C. Morache

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,  
County of Klamath

February 28th, 1971

Personally appeared the above named Claude  
Morache and Martha C. Morache

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me,  
(OFFICIAL SEAL) *Notary Public for Oregon*  
My commission expires: June 10, 1971

STATE OF OREGON, County of Klamath ) ss.  
Personally appeared, 1971

who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of

a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.  
Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

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

Claude A. Morache,  
et ux

TO  
John D. Prime, et ux

AFTER RECORDING RETURN TO

*Jeri - Bonne Realty*  
1412 E. Main St.  
City

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

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STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
18th day of March, 1971,  
at 3:51 o'clock P.M., and recorded  
in book M 71 on page 2316  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed:

Wm. D. Milne

County Clerk

By *Alice C. Rieger*

Title.

Deputy

Fee \$1.50