

87562

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KENNETH E. HOLMES and JANE L. HOLMES, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDOLPH CHILDREE and MARGARET W. CHILDREE, husband & 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 8 in Block 19 of SECOND ADDITION TO KLAMATH RIVER ACRES, Klamath County, Oregon.

SUBJECT TO: All future real property taxes & assessments; restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Second Addition to Klamath River Acres.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee 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 said 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 \$ 19,150.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,150.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8 day of April, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

STATE OF OREGON,

County Klamath

April 8

19 74

Personally appeared the above named Kenneth E. Holmes & Jane L. Holmes

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL) Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-21-77

Notary Public for Oregon
My commission expires:

Kenneth E. Holmes & Jane L. Holmes

GRANTOR'S NAME AND ADDRESS

Randolph Childree & Margaret W. Childree

GRANTEE'S NAME AND ADDRESS

After recording return to:
Randolph Childree
General Delivery
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

1st Federal Savings & Loan Assn.
540 Main St.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

Personally appeared

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

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 behalf 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:

(SEAL)

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 10th day of APRIL, 1974, at 9:09 o'clock A.M., and recorded in book M.74 on page 4364 or as file/reel number 87562.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel H. Hays Deputy
Recording Officer

FEE \$ 2.00