

01-09662 28-7417

FORM No. 522-WARRANTY DEED (Individual or Corporate)

151-74

91303

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That **BOBBY LEE JONES and MAUREEN JONES**, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **OTTO E. SHERMAN** and **NEVA S. SHERMAN**, 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:

A portion of Lot 10 in Block 48, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, more particularly described as follows: Beginning at a point on the Northeasterly line of Lot 10 in Block 48 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon which point is Northwesterly along said line a distance of 86.0 feet from the Southeast corner of said Lot 10; thence Southwesterly, parallel to the Northwesterly line of said Lot 10, a distance of 105.0 feet to a point; thence Southeasterly parallel to the Northeasterly line of said Lot 10, to the Southerly line of said Lot 10; thence Easterly along said Southerly line of said Lot 10 to the Southwesterly line of the alley running through said Block 48; thence Northwesterly along the Southwesterly line of said alley a distance of 86 feet to the point of beginning. Subject to: Reservations, restrictions, rights-of-way and easements of record and (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) those apparent on the 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

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 \$ 32,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 22nd day of July, 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 to notary seal)

STATE OF OREGON

County of **Klamath**
July 1974

Personally appeared the above named **Bobby Lee Jones and Maureen Jones**, husband & wife,

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

Notary Public for Oregon
My Commission expires **6-15-1978**

BOBBY LEE JONES and MAUREEN JONES

GRANTOR'S NAME AND ADDRESS
OTTO E. SHERMAN and NEVA S. SHERMAN

WITNESS'S NAME AND ADDRESS
W. S. & C. D. Man
City
NAME, ADDRESS, ZIP

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

above

STATE OF OREGON

July 22 1974
BOBBY LEE JONES and MAUREEN JONES

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 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.

Notary Public for Oregon
My commission expires: **6-15-78**

STATE OF OREGON

County of **KLAMATH**

I certify that the within instrument was received for record on the 22nd day of July, 1974, at 11:20 o'clock A.M., and recorded in book 117 on page 3962 or as file/real number 91303. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer
By **Handwritten Signature** Deputy

Fee \$ 2.00