

A-24783

FORM No. 632—WARRANTY DEED (Individual or Corporate)

NEW LEXIS LAW PUBLISHING CO., PORTLAND, OR, 97204

1-1-74

91776

WARRANTY DEED

Vol. 74 Page 9617

KNOW ALL MEN BY THESE PRESENTS, That EUGENE EDWARD HAMMES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE L. MARTIN and KAREN SARGENT MARTIN, 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 PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements, rights of way and Declaration of Conditions of record, and those apparent on the land; TRUST DEED, including the terms and provisions thereof, executed by Gerald M. Gleaves and Janith J. Gleaves, husband and wife, as grantors, to William Ganong, Jr., as trustee, for First Federal Savings & Loan Association of Klamath Falls, a corporation, as beneficiary, dated June 3, 1971, recorded June 10, 1971, in Volume M-71, page 5787, Microfilm Records of Klamath County, Oregon, which said Trust Deed the Grantees herein assume and agree to pay according to the terms thereof and hold grantor harmless therefrom.

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 \$ 41,750.00. However, the actual consideration consists of the property of value given by promised which is the whole consideration (indicate which). The sentence between the symbols \$ and \$ should be deleted and replaced by the words "the whole consideration" (indicate which). If the sentence between the symbols \$ and \$ is not applicable, it should be deleted and replaced by the words "the whole consideration" (indicate which).

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 3rd day of August, 1974, if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
August 3, 1974

Personally appeared the above named EUGENE EDWARD HAMMES

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

Before me: *Donald Sloan*
Notary Public for Oregon
My commission expires Mar 3-1975

STATE OF OREGON, County of Klamath, } ss.
1974

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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires _____

Eugene Edward Hammes

GRANTOR'S NAME AND ADDRESS

Wayne L. Martin & Karen Sargent Martin

GRANTEE'S NAME AND ADDRESS

After presentation return to:
Don Sloan
187 South 7th
City

NAME, ADDRESS, ZIP

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

First Federal Savings & Loan
540 Main Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 8th day of AUGUST, 1974, at 12:19 o'clock PM., and recorded in book M. 74 on page 9617 or as file/reel number 91776.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

M. D. WILLIAMS

Recording Officer

By *Hazel May* Deputy

FEE \$ 2.00