

A-24863 01-09709

FORM No. 633--WARRANTY DEED (Individual or Corporate)

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

92766

WARRANTY DEED Vol. 114 Page 11922



KNOW ALL MEN BY THESE PRESENTS, That FLORENCE H. WALLACE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM ARMSTRONG and MADALENE ARMSTRONG, 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 6 in Block 100 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, 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 and rights of way of record, and those apparent on the land.

(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 \$ 11,500.00

However, the parties hereto have agreed that the consideration paid for this transfer shall be the whole consideration indicated in the above stated sum of \$11,500.00.

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 5th day of August, 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.

Florence H. Wallace

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 5, 1974.

Personally appeared the above named FLORENCE H. WALLACE

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

Before Me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 5-14-76

STATE OF OREGON, County of

Personally appeared

and 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 the hall 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:

Florence A. Wallace

GRANTOR'S NAME AND ADDRESS

William & Madelene Armstrong

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grant Madelene

515 - 1st

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6 day of Sept, 1974, at 3:06 o'clock p.m., and recorded in book M-74 on page 11922 or as file/reel number 92766. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Carol D. Milne* Recording Officer Deputy

2.00