

93097

WARRANTY DEED

Vol. 11-74 Page 12-33

KNOW ALL MEN BY THESE PRESENTS, That ALTA A. NEWMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREGORY G. STATHOS and MICHELLE L. STATHOS, 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 Lots 3 and 4 in Block 45 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded supplemental plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows, to-wit: Beginning at a point, on the southeasterly side of said Lot 4, 41 1/2 feet Northeasterly from the most southerly corner of said Lot 4; thence Northeasterly, along the Southeasterly line of said Lots 3 and 4, 41 1/2 feet; thence northwesterly, and at right angles with the said southeasterly line of Lots 3 and 4, 80 feet; thence Southwesterly, and parallel to said southeasterly line of Lots 3 and 4, 41 1/2 feet, thence southeasterly, and at right angles with the said southeasterly line of Lots 3 and 4, 80 feet to the point of beginning.

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 \$ 16,500.00

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 10<sup>th</sup> day of September, 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.

Alta A. Newman

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath  
September 10<sup>th</sup>, 1974.

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

Personally appeared the above named  
ALTA A. NEWMAN

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11/25/76

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Alta A. Newman  
P. O. Box 87  
Merrill, Oregon 97633

GRANTOR'S NAME AND ADDRESS  
Gregory G. Stathos and Michelle L. Stathos  
1005 High Street, City 97601

After recording return to:

GRANTEE'S NAME AND ADDRESS  
Gregory G. Stathos  
1005 High Street  
City 97601

NAME, ADDRESS, ZIP  
If a change is requested all fee statements shall be sent to the following address:

Amfac Mortgage Corporation  
P. O. Box 1420  
Portland, Oregon 97207

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17 day of Sept, 1974, at 3:55 o'clock PM, and recorded in book M-74 on page 12333 or as file/reel number 93097

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

M. D. Milne

Recording Officer

Deputy

2.00