

93163 28-7643

WARRANTY DEED

M74

12-19

KNOW ALL MEN BY THESE PRESENTS, That GERALD C. GWYN and THELMA A. GWYN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILBUR E. MIDDLETON and JUDITH E. MIDDLETON, 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 1 in Block 114 and Lot 2 in Block 115 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, 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.

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

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 \$ 15,900.00

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 19th day of September, 1974: order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
September 19th, 1974

Personally appeared the above named GERALD C. GWYN and THELMA A. GWYN, husband and wife,

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

Notary Public for Oregon
My commission expires 11/25/76

Gerald C. & Thelma A. Gwyn

GRANTOR'S NAME AND ADDRESS
Wilbur E. & Judith E. Middleton
238 Fulton Atreet
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Wilbur E. Middleton
238 Fulton St.
City 97601

Until a change is requested all tax statements shall be sent to the following address:
Equitable Sav. & Loan Association
P. O. Box 1750
City 197601

STATE OF OREGON, County of Klamath
September 19th, 1974

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 full of and in execution of its board of directors and each of them acknowledged said instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 19th day of Sept 1974, at 10:45 o'clock A.M. and recorded in book 11-74 on page 12419 or as file/reel number 93163

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

Wm. D. Miller
Deputy

2.00