

1-1-74

28-7804

93238

WARRANTY DEED

Vol. 174 Page 12496

KNOW ALL MEN BY THESE PRESENTS, That Norman Dolph Mitchell and Elaine Donna Mitchell, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth Krogh and Frances Krogh, 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:

The East 53.95 feet of the West one-half of Lot 16, Block 1, Second Addition to Altamont Acres, Klamath County, Oregon

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements of Klamath Irrigation District and South Suburban Sanitary District and also covenants, easements and restrictions by instrument recorded August 25, 1938, in Book 117 at page 305, Deed Records.

(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

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 \$1500.00 cash. However, the actual consideration paid for this transfer includes other property, to-wit: a 1964 Ford Mustang, which is the whole consideration for the transfer. (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 20 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.

Norman Dolph Mitchell
Elaine Donna Mitchell

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
20 September, 1974

Personally appeared the above named
Norman Dolph Mitchell and
Elaine Donna Mitchell

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 6-18-76

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 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:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of SEPTEMBER, 1974, at 3:53 o'clock P.M., and recorded in book M-74 on page 12496 or as file/reel number 93238. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
Deputy

FEE \$2.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Kenneth Krogh
3712 La Verne
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

SEP 23 3 55 PM 1974

LAW OFFICE
REILEY & KRUTSON
101 South Main St.
Klamath Falls, OR. 97601
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