

94216

FORM No. 631—WARRANTY DEED (Individual or Corporate)

28-7972

Vol. 74 Page 13908

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That Ortis W. Goakey and Margaret E. Goakey, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael R. Smith

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, Block 7 FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the Klamath County, Oregon Clerk.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$24,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (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 11th day of October, 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.

(If executed by a corporation, affix corporate seal)

Ortis W. Goakey

Margaret E. Goakey

STATE OF OREGON,

County of Klamath

October 11, 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 Ortis W. Goakey and Margaret E. Goakey

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

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

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21th day of OCTOBER, 1974, at 3:57 o'clock P.M., and recorded in book M. 74 on page 13908 or as file/reel number 94216.

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:

First National Bank

601 Main

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP