

1-174

WARRANTY DEED

94902

KNOW ALL MEN BY THESE PRESENTS, That Joel D. DeAvilla and Victoria M. DeAvilla, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jean Miles

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 9, Block 14, Fairview Second Addition to the City of Klamath Falls, Oregon

(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 subject to reservations, restrictions, easements and rights-of-way of record and those apparent on the land and also subject to that certain (see reverse)

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 \$ 10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 14 day of November, 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)

STATE OF OREGON,
County of Klamath } ss.
November 14, 1974

Personally appeared the above named Joel D. DeAvilla and Victoria M. DeAvilla

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

Before me, *Quinn R. Crane*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 1-18-78

Joel D. & Victoria M. DeAvilla
79 Washington
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Jean Miles

GRANTEE'S NAME AND ADDRESS

Jean Miles

NAME, ADDRESS, ZIP

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

Jean Miles

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.
November 14, 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 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 _____) ss.

I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

WARRANTY DEED
Joel D. (SURVIVORSHIP)
DeAvilla & Victoria M.
Wilbur Charles
and Jean Miles

14771

trust deed dated November 16, 1973, recorded November 19, 1973, in Volume M-73, at page 15201, of the Book of Records of Klamath County, Oregon, to secure the indebtedness of Joel D. DeAvilla and Victoria M. DeAvilla to Western Bank, Shasta Plaza Branch, in the principal sum of \$24,000.00, which grantee assumes and agrees to pay according to the terms thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of JOEL D. DeAVILLA

this 15th day of NOVEMBER A. D. 1974 at 4:50 o'clock P. M., and
by recorded in Vol. M 74 of DEEDS on Page 14770

FEE \$ 4.00

Wm D. Hill, Notary Public

By Hazel Drazic

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