

260146-468 Klamath-25173

FORM No. 633--WARRANTY DEED (Individual or Corporate)

1-1-74

95260

WARRANTY DEED

Vol. 74 Page 15248

KNOW ALL MEN BY THESE PRESENTS, That Leroy Cecil Daniel, Sr. and Ethel Evelyn Daniel, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by D. Michael Mohan and Dixie L. Mohan, 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 4 in Block 1 of Tract 1044, Wemby Park, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, 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 easements, reservations, restrictions and rights-of-way of record and those apparent on the land

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 \$ 37,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the claim 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 23 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)

STATE OF OREGON,)
County of Klamath LAWS) ss.
OCTOBER 28, 1974

Personally appeared the above named Leroy Cecil Daniel, Sr., and Ethel Evelyn Daniel

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

Before me: *[Signature]*
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 8-7-77

STATE OF OREGON, County of) ss.
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: _____

Leroy Cecil & Ethel Evelyn Daniel

GRANTOR'S NAME AND ADDRESS
D. Michael & Dixie L. Mohan

GRANTEE'S NAME AND ADDRESS

After recording return to:
Leroy Cecil Daniel Sr.
2943 South Green
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

and a change of address shall be sent to the following address:
D. Michael & Dixie L. Mohan

2943 South Green
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 29th day of NOVEMBER, 1974, at 11:30 o'clock A. M., and recorded in book 74 on page 15248 or as file/reel number 95260. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By *[Signature]* Deputy
FEE \$ 2.00

95277

95271

KNOW ALL

mortgage, bea
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RECEIVED NOV 20 1974

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