

1-1-74

95546 28-8117

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
REBECCA L. REYNOLDS, husband and wife,

MICHAEL J. REYNOLDS and

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
H. DEAN MASON and JOAN C. MASON, 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 West 57 feet of Lots 12 and 13 in Block 39 in HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the duly recorded plat thereof on file with the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of Esplanade and El Dorado Streets, being the most Westerly corner of Block 39 aforesaid; thence South along the Easterly line of El Dorado Avenue to the Southwest corner of said Lot 13; thence Northeasterly along the Southerly line of said Lot 13, 57 feet; thence Northwesterly parallel with El Dorado Avenue to the Southerly line of Esplanade; thence Southwesterly along the Southeasterly line of Esplanade to the place of beginning.
Subject to: Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

(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 \$ 18,750.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 2nd day of December, 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)

MONTANA
STATE OF ~~Oregon~~,
County of ~~Klamath~~ } ss.
December 2, 1974.

Personally appeared the above named Michael J. Reynolds and Rebecca L. Reynolds

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

Before me:

(OFFICIAL
SEAL)

NOTARY PUBLIC for the State of Montana
My commission expires August 30, 1976

STATE OF OREGON, County of _____) ss.
_____, 19____.

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:

Michael J. Reynolds and
Rebecca L. Reynolds

GRANTOR'S NAME AND ADDRESS

H. Dean Mason and Joan C. Mason
1900 Esplanade
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

WESTERN BANK

1000-1140

Klamath Falls, Ore 97601

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

H. Dean Mason
1900 Esplanade
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

15641

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS DEEDS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

} ss.

BE IT REMEMBERED, That on this 4th day of December, 1974,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Rebecca L. Reynolds

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Carolene N. Marshall
Notary Public for Oregon.
My Commission expires Feb. 9, 1978

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

Transamerica Title Ins. Co.
on this 9th day of December A. D., 1974
at 2:45 o'clock P. M. and duly
recorded in Vol. M-74 of Deeds
Page 15640

WM. D. MILNE, County Clerk

By *Charles F. Christman*
Fee \$4.00 Deputy.