

95938

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That W. Alan Bowker & Lenis M. Bowker husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James C. Holbrook & Elvina F. Holbrook, 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 8 Block 6 Tract No. 1020 known as THIRD ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated June 22, 1971, recorded July 1, 1971 in M-71 at page 6896, given to secure the payment of \$21,000.00, with interest thereon and such future advances as may be provided therein, executed by W. Alan Bowker and Lenis M. Bowker, husband and wife to Transamerica Title Insurance Company, trustee for beneficiary Equitable Savings and Loan Association, an Oregon corporation, which Trust Deed Grantees herein assume and agree to pay.

(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 shown above.

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 \$ 33,370.00. However, the actual consideration consists of or includes either property or money or both of which the whole consideration indicates which. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 23.030.) 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 day of 19 ; 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)

W. Alan Bowker
Lenis M. Bowker

STATE OF OREGON,)
County of Klamath) ss.
December 20, 1974

Personally appeared the above named W. Alan Bowker & Lenis M. Bowker, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 7/16/76

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:

W. Alan Bowker & Lenis M. Bowker
1839 Kimberly Drive
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

James C. Holbrook & Elvina F. Holbrook
3944 Redondo Way
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

James C. Holbrook & Elvina F. Holbrook
3944 Redondo Way
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Equitable Savings & Loan Association
1300 S. W. Sixth Avenue
Portland, Oregon 97201
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of December, 1974, at 10:30 o'clock A. M., and recorded in book M 74 on page 16147 or as file/reel number 95938.

Record of Deeds of said county. Witness my hand and seal of County affixed.

M. D. MILNE

By Hazel Drazu Recording Officer Deputy

FEE \$ 2.00

RECEIVED DEC 23 1974

10:30 AM

Oregon, da
County, Ore
as security for
previous note, &
The mortgage
from encumbrance
covenant shall not
MORTGAGE
To