

96024

WARRANTY DEED

Vol. 74 Page

16242

KNOW ALL MEN BY THESE PRESENTS, That as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES D. KANE and GAY M. KANE

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 in Block 11 Tract No. 1037 known as FIFTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon

SUBJECT TO: Reservations, restrictions, easements and/or rights-of way 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 except as stated hereinabove.

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 \$ 35,900.00. 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 20th 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)

STATE OF OREGON, County of KLAMATH, 19 74.

Personally appeared the above named ROD E. TRAVIS AND ROSE TRAVIS

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-12-78

STATE OF OREGON, County of

19

Personally appeared

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:

ROD E. TRAVIS and ROSE TRAVIS

GRANTOR'S NAME AND ADDRESS

JAMES D. KANE and GAY M. KANE

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal City 2943 So. 6th

NAME, ADDRESS, ZIP

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

First Federal City 2943 So. 6th

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 20th day of DECEMBER, 1974, at 10:40 o'clock A.M., and recorded in book 874 on page 16242 or as file/reel number 96024. Record of Deeds of said county. Witness my hand and seal of County affixed.

By D. M. LANE

Recording Officer Deputy

FEE \$ 2.00