

1-1-74

98540

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Terran Lee Klein

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Douglas Eugene Klein, 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:

Lots 37 and 38 in Block 17, INDUSTRIAL ADDITION IN THE CITY OF KALMATH FALLS, 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. Grantor hereby transfers equity, free, to grantee. Subject to terms of present loan repayment to United States National Bank of Oregon until loan is fully paid. Title search, closing costs and all monthly payments having been made by grantee from the origin of the loan. 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 \$ 13,600.00

© However, if the above consideration is less than the amount of the loan, the difference shall be paid by the grantee. (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 4th day of January, 1975; 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.

X Terran Lee Klein

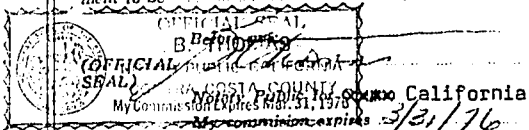
(If executed by a corporation,
affix corporate seal)

STATE OF ~~California~~ } ss.

County of ~~Butte~~ }
January 4, 1975

Personally appeared the above named
Terran Lee Klein

and acknowledged the foregoing instru-
ment to be His voluntary act and deed.



524 C Pine Creek Way, Concord, CA. 94520

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

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 be-
half 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, } ss.

County of KLAMATH

I certify that the within instru-
ment was received for record on the
4th day of MARCH, 1975,
at 12:00 o'clock P.M., and recorded
in book M 75 on page 2485 or as
file/reel number 98540

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

WM. D. MILNE

Recording Officer

By Hazel W. Hazel Deputy

FEE \$ 2.00

Terran Lee Klein
1731 Adalaide #15 Concord, CA
GRANTOR'S NAME AND ADDRESS 94520

By Douglas Eugene Klein
210 Martin st. Klamath Falls, OR
GRANTEE'S NAME AND ADDRESS 97601

After recording return to:

NAME, ADDRESS, ZIP

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

United States National Bank of OR.
Main st. Br.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

69500