

1403

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WARRANTY DEED

6279

KNOW ALL MEN BY THESE PRESENTS, That GRANT L. CORNELIUS  
 hereinafter called the grantor, for the consideration hereinafter stated,  
 to grantor paid by PHILLIP J. McCARTER and JOY A. McCARTER, 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 12, Block 2, CRESCENT MEADOWS

Grant L. Cornelius

3375 S. W. 53rd

Cornwallis, Oregon 97330

GRANTOR'S NAME AND ADDRESS

Phillip and Joy McCarter

1598 Rambling Drive

Springfield, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Phillip and Joy McCarter

1598 Rambling Drive

Springfield, Oregon

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

## STATE OF OREGON

County of } ss.

I certify that the within instru-  
 ment 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.

Recording Officer

By

Deputy.

6279 A

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 those of record in Klamath County, Oregon

warrant and forever defend the above granted 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 \$3,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00~~  
~~part of the~~ ~~consideration paid for this transfer, stated in terms of dollars, is \$3,000.00~~ (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 11th day of February, 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.

*Grant L. Cornelius*

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, }  
County of Benton } ss.  
February 11, 1975  
Personally appeared the above named  
Grant L. Cornelius

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

Before me:  
(OFFICIAL SEAL) Peter W. Ball  
Notary Public for Oregon  
My commission expires:

MY COMMISSION EXPIRES NOV. 13, 1978

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:

KLAMATH COUNTY TITLE CO  
on this 5th day of June A. D., 1975  
at 3:30 o'clock P. M. and duly  
recorded in Vol. M 75 of DEEDS  
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fee \$ 4.00 WM. D. MILNE, County Clerk

By *W. D. Milne* Deputy.  
Fee \$ 4.00