

1-1-74

2091

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That *Ellen K. Cornell*

hereinafter called the grantor, for the consideration hereinafter stated, to grantor *Phyllis C. Begg*, 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:

House - 4351 Fargo St.

Code 41

map 3909-1133

Tax lot 4000

Lot 19 of "The North 35' lot 18 & the south 25' of recorded in the office of the county clerk of 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 *except* *subject loan \$100,895 with US Bank Commerce Mortgage Loan* *Service Center*

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 \$ *15,000*. 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 *24* day of *June*, 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.

Ellen K. Cornell

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of *Klamath*

June 24, 1975

STATE OF OREGON, County of _____) ss.

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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 _____

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)

OFFICIAL SEAL

Before me:

Notary Public for Oregon

My commission expires Jan. 28, 1978

Notary Public for Oregon

My commission expires:

Ellen K. Cornell
4351 Fargo St.
Klamath Falls, ORE 97601

GRANTOR'S NAME AND ADDRESS

Phyllis C. Begg
Box 95
Portland, ORE 97231

GRANTEE'S NAME AND ADDRESS

Ellen K. Cornell
4351 Fargo St.
Klamath Falls, ORE 97601

NAME, ADDRESS, ZIP

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

Ellen K. Cornell
4351 Fargo St.
Klamath Falls, ORE 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of *KLAMATH*

I certify that the within instrument was received for record on the *24th* day of *JUNE*, 1975, at *12:45* o'clock P.M., and recorded in book *M-75* on page *7158* or as file/reel number *2091*.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Hage* Recording Officer
Deputy

FEE \$ 2.00

JUN 24 1975

RECEIVED

12:45 PM