

2764

28-9235

WARRANTY DEED

Vol. 25 Page 8051

KNOW ALL MEN BY THESE PRESENTS, That CARL DAWSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANLEY M. DOWNS and JAMES D. MARTIN, as to a $\frac{1}{2}$ undivided interest each, 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 in Block 5 of FIRST ADDITION TO THE CITY OF CHILOQUIN, 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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$ 1,500.00

~~Howsoever the same may be hereafter claimed, demanded or otherwise asserted against the said grantee and grantee's heirs, successors and assigns, the same shall be void and of no effect.~~ (The sentence between the symbols \textcircled{C} , 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 9th day of July, 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.

Carl Dawson
Carl Dawson

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
July 9th, 1975

Personally appeared the above named
Carl Dawson

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

Before me:
(OFFICIAL SEAL) J. B. Kalitz
Notary Public for Oregon
My commission expires 12-27-78

Carl Dawson
P.O. Box 277
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Stanley M. Downs & James D. Martin
Route 1, Box 36
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Stanley M. Downs & James D. Martin
Star Route 1, Box 36
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Stanley M. Downs & James D. Martin
Route 1, Box 36
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of JULY, 1975, at 4:00 o'clock PM., and recorded in book M 75 on page 8051 or as file/reel number 2764

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Kay J. Dray Deputy

FEE \$ 3.00

JUL 15 1975

RECEIVED

4.00 paid

300