

3017

KNOW ALL MEN BY THESE PRESENTS, That NEVA COLAHAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES D. RECTOR, JR. and CAROL S. RECTOR, 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:

The North 40 feet of Lots 454 and 455 in Block 126 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements 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 hereinabove stated,

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 \$ 21,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The tenements between the symbols @, if not applicable, should be deleted. See ORS 43.020.)

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 23 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of KLAMATH
July 23, 1975

Personally appeared the above named NEVA COLAHAN

and acknowledged the foregoing instrument to be her voluntary act and deed

(OFFICIAL SEAL)

Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1977

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19____, and

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.

(OFFICIAL SEAL)

Mrs. Neva Colahan
1900 Burns Space #15
Klamath Falls, Oregon 97601

Mr. and Mrs. James D. Rector, Jr.
721 Mitchell Street
Klamath Falls, Oregon 97601

After recording return to:
Mr. and Mrs. James D. Rector, Jr.
721 Mitchell Street
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:
Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

STATE OF OREGON,
County of KLAMATH ss.

I certify that the within instrument was received for record on the 23rd day of JULY, 1975, at 3:50 o'clock P.M., and recorded in book M. 75 on page 8367 or as file/reel number 3017.

SPACE RESERVED FOR RECORDER'S USE

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

WM. D. MILNE
By Hazel Drayton Deputy

FEE \$ 3.00