

4146

38-9386 WARRANTY DEED

STEVENSON LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 75 Page 9915

KNOW ALL MEN BY THESE PRESENTS, That JESSE A. BARR, JR.,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELIZABETH K. CARROLL, 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: That portion of Lot 11 in Block 57 of SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, described as follows: Beginning at the Northeasterly corner of Lot 11 of said Block 57; thence Southwesterly along with Northerly line of said Lot 11, 94.2 feet to a point marking the Southeasterly corner of Lot 10 of said Block 57; thence Southeasterly at right angles 50 feet, more or less to the Southerly line of said Lot 11; thence Northeasterly along the Southerly line of said Lot 11 to Eldorado Avenue; thence Northerly along Eldorado Avenue 56 feet more or less to the point of beginning.

SUBJECT TO: 1. Taxes for the fiscal year 1975-'76, a lien not yet payable.
2. Trust Deed, including the terms and provisions thereof, recorded October 1, 1974 in Book M-74 at page 12823 in favor of Amfac Mortgage Corp., which the Grantee herein assumes and agrees to pay.
3. Financing Statement, filed October 1, 1974 under County *

(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 Clerk's File No. 93451 in favor of Amfac Mortgage Corporation.

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 \$ 12,200.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 7th day of August, 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

August 13, 1975

Personally appeared the above named Jesse A. Barr, Jr.

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

Before me, Marlene T. Addington

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

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 _____

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ms. Elizabeth K. Carroll
204 North Eldorado
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Amfac Mortgage Corp.
1300 SW 6th Avenue
Portland, Oregon 97207
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of August, 1975,

at 3:35 o'clock P.M., and recorded in book M-75 on page 9915 or as file/reel number 4146.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Fee \$3.00

By Hazel Drazin Deputy Recording Officer