

4192

WARRANTY DEED

Vol. 75 Page 9966

KNOW ALL MEN BY THESE PRESENTS, That Louis Van Dyke

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dale I. Stocker & Floyd R. Carbaugh Jr., each an undivided 1/2 interest, 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:

A portion of Lot 1 in Block 75, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, described as follows:
Beginning at the most Easterly corner of said Lot 1, said point of beginning being at intersection of Southwesterly line of Oregon Ave. with Northerly line of Addison Street., and running thence Northwesterly along said Southwesterly line of Oregon Ave. a distance of 86.96 feet to the most Easterly corner of property heretofore conveyed to Arthur Louis Bostwick and Gertrude F. Bostwick, husband and wife; thence running Southwesterly and parallel with the Northwesterly line of said Lot 1 to the most Southerly line of said Lot; thence Easterly along the Northerly line of Addison St. to the point of beginning.

(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 for 1st. Trust Deed to Amfac Mortgage Corporation.

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 \$15,296.14.
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 26th 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 26th

Personally appeared the above named Louis Van Dyke

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____

_____ 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)

Louis Van Dyke
P.O. Box 144
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Dale I. Stocker & Floyd R. Carbaugh Jr.

GRANTEE'S NAME AND ADDRESS

After recording return to:
Floyd R. Carbaugh Jr.
4737 Sturdivant Ave.
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 S.W. 6th - Portland Ore
NAME, ADDRESS, ZIP 97207

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$3.00

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of August, 1975, at 2:25 o'clock P.M., and recorded in book M75 on page 9966 or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Hazel D. Magne* Recording Officer
Deputy

RECEIVED AUG 28 1975