

A-26142 01-09939
FORM No. 233—WARRANTY DEED (Individual or Corporate)

1-1-74

4332

WARRANTY DEED

STEVENS PUBLISHING CO. 10122

1175

KNOW ALL MEN BY THESE PRESENTS, That William S. Poch and Ruth K. Poch,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jay F. Silva and Shirley A. Silva, 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 South 165.8 feet of Tract 18 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom the Southerly 5 feet of the Westerly 200 feet thereof.

(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 easements and rights of way of record, and those apparent upon the land.

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 \$ 56,000.00

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 93.930.)

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 22 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 22, 1975

Personally appeared the above named William S. Poch and Ruth K. Poch

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

Notary Public for Oregon
My commission expires 10-30-78

STATE OF OREGON, County of Klamath, ss.

Personally appeared _____, 1975, 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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Wm. S. Poch and Ruth K. Poch

GRANTOR'S NAME AND ADDRESS

Jay F. and Shirley A. Silva

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal S&L
540 Main St.

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of August, 1975, at 12:30 o'clock P.M., and recorded in book 11-75 on page 1072 or as file/reel number 4332. Record of Deeds of said county. Witness my hand and seal of County affixed.

W. D. Milne
By _____ Recording Officer
Deputy

Fee \$3.00