

MTC 1092

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CLINT STEPHENS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by G. C. MUSSELMAN, SR. & RUTH M. MUSSELMAN, h & w; G. C. MUSSELMAN, JR. & MARCIA L. MUSSELMAN, h & w, 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 16, Block 304, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for the fiscal year 1975-76, a lien, but not yet payable.

(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 set forth above

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 \$ 3,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the 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 12 day of September, 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)

Clint Stephens

STATE OF *Kentucky* } ss.
County of *Jefferson*
Sept 12, 1975

Personally appeared the above named Clint Stephens

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

(OFFICIAL SEAL)

Charles R. Bush
Notary Public for *Kentucky*
My commission expires *April 28, 1976*

Clint Stephens

GRANTOR'S NAME AND ADDRESS
G. C. Musselman & Ruth M. Musselman
G. C. Musselman & Marcia L. Musselman

GRANTEE'S NAME AND ADDRESS
Mountain Title Company
407 Main Street
Klamath Falls, Oregon
NAME, ADDRESS, ZIP
G. C. Musselman, Sr.
1920 Arthur Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

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.

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 18 day of Sept, 1975, at 12:21 o'clock P. M., and recorded in book M. 75, on page 10928 or as file/reel number 4860. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm D Milne

By *[Signature]* Recording Officer
Deputy

3.00

At Grantors have given a 60' road easement to Jirach Corp. on this 12th, 1975.