

38-9554

5471

WARRANTY DEED

M 75

FRANCES

KNOW ALL MEN BY THESE PRESENTS, That Joseph P. Hill and Frances E. Hill

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Guadalupe Galvan, Jr. and Maria Galvan, as joint tenants by the entirety, 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 5 in Block 19, Second Addition to Nimrod River Park

(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

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 \$ 1,000.00. However, the title to the above described premises is not to be conveyed to the grantee until the grantor has received from the grantee the sum of \$ 1,000.00. 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 10th 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)

Joseph P. Hill

Frances E. Hill

Frances E. Hill

STATE OF OREGON, WASHINGTON } ss.
County of KITSAP
SEPTEMBER 16, 1975

Personally appeared the above named JOSEPH P. HILL AND FRANCES E. HILL

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

Before me, Frank C. Shier, Notary Public for Oregon, My commission expires: MAY 5, 1977.

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, 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 _____, 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: _____

Joseph P. Hill and Frances E. Hill
1535 Plisko Lane
Port Orchard, Washington

Guadalupe Galvan, Jr. and Maria Galvan
577 Aberly Drive
La Puente, California 90744

After recording return to:
Guadalupe Galvan, Jr.
577 Aberly Drive
La Puente, California 90744

Until a change is requested all tax statements shall be sent to the following address:
Guadalupe Galvan, Jr.
577 Aberly Drive
La Puente, California 90744

STATE OF OREGON, _____ ss.

County of Klamath
I certify that the within instrument was received for record on the 30 day of Sept., 1975, at 10:53 o'clock a.m., and recorded in book M.75 on page 11858 or as file/reel number 5471, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. M. The Recording Officer
By _____ Deputy

3.00