

5959

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That E. J. SHIPSEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS William MALLAMS and BEVERLY S. MALLAMS, husband and wife, 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:

Lots 12 and 13, Block 23, KLAMATH RIVER ACRES, FOURTH ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Taxes for the fiscal year 1975-76, a lien. but not yet due and payable. 2. Building set back line 20 feet from street as reserved in plat dedication. 3. Pacific Power & Light transmission line easement as shown on dedicated plat.

(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,

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 \$ 29,125.00

Ⓞ 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 93.030.)

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 9th day of October, 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) ss.
October 9, 1975

Personally appeared the above named E. J. Shipsey.

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

(OFFICIAL SEAL)

Before me:
Judith B. Lubals
Notary Public for Oregon
My commission expires 8-12-77

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 _____

_____ 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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

E. J. Shipsey
P. O. Box 52
Keno, Oregon

GRANTOR'S NAME AND ADDRESS

Thomas W. & Beverly S. Mallams
17514 Ponderosa Lane
Klamath Falls, Oregon

After recording return to:

grantees

NAME, ADDRESS, ZIP

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

State of Oregon, Dept. of Vet. Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of KLAMATH) ss.

I certify that the within instrument was received for record on the 9th day of OCTOBER, 1975, at 3:08 o'clock P.M., and recorded in book M. 75 on page 12529 or as file/reel number 5959, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel _____ Deputy
Recording Officer

FEE \$ 3.00

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