

6546 38-9806

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WALTER H. MAYS and MABEL M. MAYS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLENN D. RAMIREZ, as successor-conservator of estate of Furman Watson Tupper, 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 following described real property in BAILEY TRACTS, more particularly described as follows:

All of Lot 27 and that part of Lot 28 in said BAILEY TRACTS, commencing at the Northwest corner of said Lot 27 above described; thence North along the Westerly line of Lot 28 a distance of 42 feet; thence Easterly parallel to the Northerly line of said Lot 27, 107 feet; thence at right angles South a distance of 28 1/2 feet; thence Easterly parallel to the Northerly line of said Lot 27 a distance of 198 1/2 feet, more or less, to the Easterly line of said Lot 28; thence Southerly along the Easterly line of said Lot 28 to the Northeasterly corner of said Lot 27; thence Westerly along the said Northerly line of said Lot 27, 304.28 feet, more or less, to the place 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

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 \$29,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is part 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 24th 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 24, 1975

Personally appeared the above named MABEL M. MAYS for herself and as attorney in fact for WALTER H. MAYS

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

Before me: *J. X. Ramsey*
(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: 9/1/76

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: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Glenn Ramirez, attorney
514 Walnut City
NAME, ADDRESS, ZIP

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

Glenn Ramirez, attorney
514 Walnut City
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath)

I certify that the within instrument was received for record on the 24 day of October, 1975, at 3:32 o'clock P.M., and recorded in book M75 on page 13281 or as file/reel number 6546, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Fee \$3.00

By *Hazel Gray* Deputy
Recording Officer