

7088

WARRANTY DEED

MTC 90-1217

KNOW ALL MEN BY THESE PRESENTS, That DANIEL R. CONDON and MARTHA S. CONDON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES C. BOLTA and DIANE BOLTA, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantor 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 33 and 34, Block 49, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk, of Klamath County, Oregon.

(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 reservations as contained in plat dedication,

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 \$ 5,500.00

~~Howsoever the same may be hereafter conveyed, the same shall be deemed to be conveyed to the grantee and grantee's heirs, successors and assigns, free from all encumbrances EXCEPT: Easements and reservations as contained in plat dedication,~~

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 11<sup>th</sup> day of November, 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)

*Daniel R. Condon*  
Daniel R. Condon

*Martha S. Condon*  
Martha S. Condon

STATE OF OREGON, )  
County of MULTNOMAH ) ss.  
November 11<sup>TH</sup>, 1975

STATE OF OREGON, County of ) ss.  
November 11<sup>TH</sup>, 1975

Personally appeared \_\_\_\_\_ 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,

Personally appeared the above named Daniel R. Condon and Martha S. Condon

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

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: *Leonora D. Buehler*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires FEB. 7, 1977

Notary Public for Oregon  
My commission expires:

CONDON, Daniel R. and Martha S.

STATE OF OREGON, ) ss.  
County of KLAMATH

BOLTA, James C. and Diane

I certify that the within instrument was received for record on the 12th day of NOVEMBER, 1975, at 11:59 o'clock A.M., and recorded in book 75 on page 14156 or as file/reel number 7198, Record of Deeds of said county.

After recording return to:  
James C. and Diane Bolta  
P.O. Box 13  
Bonanza, Oregon 97623  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

Witness my hand and seal of County affixed.

Until a change is requested all tax statements shall be sent to the following address:  
James C. and Diane Bolta  
P.O. Box 13  
Bonanza, Oregon 97623  
NAME, ADDRESS, ZIP

FEE \$ 3.00

By *Abner D. Hulse* Recording Officer  
Deputy