

78-0 38-10019 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That IDEAS AND MANAGEMENT, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES D. WHITTEMORE and BONNIE J. WHITTEMORE, 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 428, 429, and 430, Block 126, Mills Addition, Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk, also known as 2534, 2538, 2546, 2550 2556, and 2560 Garden

SUBJECT TO: A Mortgage being assumed in favor of First Federal Savings and Loan Association of Klamath Falls, executed December 27, 1973 by Ideas and Management, Inc., recorded December 28, 1973, Mortgage Volume M73, Page 16500, Microfilm records of Klamath County, Oregon, to secure the payment of \$

Assignment of Rental, recorded January 30, 1974, Book M74, Page 1017, Microfilm records of Klamath County, Oregon, to secure the Mortgage

(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 hereinabove set out and reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

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 \$78,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) if the sentence between brackets is not applicable, it should be deleted. See ORS 92.030.

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 1st day of December, 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)

IDEAS & MANAGEMENT, INC.

By: Michael O Hair, President

By: Robert Thomas, Secretary

STATE OF OREGON,

County of _____, 19 _____

STATE OF OREGON, County of Klamath) ss.
December 1, 1975

Personally appeared Michael O Hair and Robert Thomas 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 IDEAS AND

MANAGEMENT, INC., 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:

W. Lawrence J. Addington (OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: March 21, 1977

IDEAS AND MANAGEMENT, INC.

930 Klamath Avenue
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS
Charles D. & Bonnie J. Whittemore
3600 South Sixth Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Charles D. Whittemore
3600 South Sixth Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Charles D. & Bonnie J. Whittemore
3600 South Sixth Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of DECEMBER, 1975, at 10:57 o'clock A.M., and recorded in book 75 on page 15152 or as file/reel number 7810

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By: Hazel Drazil Deputy

FEE \$ 3.00