

8636

WARRANTY DEED

Vol. 75 Page 16232

KNOW ALL MEN BY THESE PRESENTS, That ADRIAN M. VINCENT and DOROTHY J. VINCENT, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by A. RONALD VINCENT and PAULA S. VINCENT, as 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 3, Block 44, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, easements and/or rights of way of record and those apparent on the land, and a mortgage dated July 12, 1974 wherein ADRIAN M. VINCENT and DOROTHY J. VINCENT are the mortgagors and FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION is the mortgagee.

(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 stated hereinabove,

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 \$ 4. 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 24 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)

STATE OF OREGON,  
County of Klamath  
December 24, 1975.

Personally appeared the above named  
Adrian M. Vincent and  
Dorothy J. Vincent  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 10-13-78

STATE OF OREGON, County of Klamath ) 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:

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
29th day of DECEMBER, 1975,  
at 9:29 o'clock AM., and recorded  
in book M. 75 on page 16232 or as  
file/reel number 8636.  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

W. D. HILNE  
Recording Officer  
By Klamath County Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS & L  
540 Main  
City 97601  
NAME, ADDRESS, ZIP

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

1st Federal Savings  
540 Main  
K F OR 97601  
NAME, ADDRESS, ZIP

75 DEC 29 AM 9 29

75 DEC 29 AM 9 29

8655