

5725

WARRANTY DEED

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Ben J. Moore and Nellie D.

KNOW ALL MEN BY THESE PRESENTS, That Moore, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Vance L. Taylor and Sheryl M. Taylor, 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:

Lot 4 in Block 45 in Lakeview Addition in the City of Klamath Falls, 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 subject to reservations, restrictions, easements and rights-of-way 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 \$ 29,950.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ^②, 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 13th day of January, 1976, 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)

Ben J. Moore
Nellie D. Moore

STATE OF OREGON,

County of Klamath } ss.
January 13, 1976

Personally appeared the above named
Ben J. Moore and Nellie D.
Moore.

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

OFFICIAL
SEAL

Notary Public for Oregon

My commission expires: 11-12-78

STATE OF OREGON, County of _____) ss.

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,
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 be-
half 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:

Ben J. Moore and Nellie D. Moore

GRANTOR'S NAME AND ADDRESS

Vance L. Taylor and Sheryl M. Taylor

GRANTEE'S NAME AND ADDRESS

After recording return to:

Post Federal Savings
2943 S 6th
Klamath Falls, Oreg.

NAME, ADDRESS, ZIP

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

Vance L. Taylor and Sheryl M. Taylor

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
15th day of JANUARY, 1976,
at 10:41 o'clock A.M., and recorded
in book M 76 on page 688 or as
file/reel number 9215,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer
By *Harold H. Hays* Deputy

FEE \$ 3.00