

01-10082

38-10216

FORM No. 633-WARRANTY DEED (Individual or Corporate)

1-1-74

9280

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That AULCY C. REEDER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by IRVING H. HART, III and DEBORAH N. HART, 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 Westerly 110 feet of Lot 16 in Block 48 in HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, more particularly described as follows:

Beginning at the Northwest corner of said Lot 16; thence South along Haskins Avenue 50 feet to the Southwest corner of said Lot; thence Northeasterly along the Southerly line of said Lot 110 feet; thence Northwesterly parallel with Haskins Avenue 50 feet to Lavey Street; thence Southwesterly along Lavey Street 110 feet 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 except that the Grantor's warranty is subject to all easements, rights of way, restrictions, conditions and encumbrances of record

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 \$ 16,500.00.

~~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 @ 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 12th 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.

*Aulcy C. Reeder*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Multnomah,

January 12, 1976.

Personally appeared the above named AULCY C. REEDER

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

Before me, *Sharon J. Sue*  
Notary Public for Oregon  
My commission expires: 10/29/77

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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Aulcy C. Reeder

9415 Midway Avenue

Portland, Oregon 97203

GRANTOR'S NAME AND ADDRESS

Mr. &amp; Mrs. Irving H. Hart, III

2052 Lavey Street

Klamath, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. &amp; Mrs. Irving H. Hart, III

2052 Lavey Street

Klamath, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. &amp; Mrs. Irving H. Hart, III

2052 Lavey Street

Klamath, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 16th day of JANUARY, 1976, at 10:20 o'clock A.M., and recorded in book N. 79 on page 787 or as file/reel number 9280.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

FEE \$ 3.00

By *Hazel*Recording Officer  
Deputy