

1-1-74

38-10077 9611

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That James H. Sudbury and Dorothy A. Sudbury, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerry A. Halversen and William Rossworn, 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:

to JERRY A. HALVERSEN, grantee, an undivided one-half interest, and to WILLIAM ROSSWORN, grantee, an undivided one-half interest, in the following described real property as tenants in common:

Lot 3, Block 51, Buena Vista Addition, 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 easements and rights of way of record or 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 \$1,000.00

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 \circ if not appropriate, should be deleted. See ORS 13.010. 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 31 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
January 23, 1976Personally appeared the above named
James H. Sudbury and
Dorothy A. Sudburyand acknowledged the foregoing instru-
ment to be their voluntary act and deed.(OFFICIAL
SEAL)Before me:
Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of Klamath

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 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)James H. and Dorothy A. Sudbury
110 Nevada Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESSJerry A. Halversen and
William Rossworn
301 N. Raymond, Fullerton, Calif.
92631
GRANTEE'S NAME AND ADDRESSAfter recording return to:
James E. McCobb, Attorney at Law
3949 South Sixth Street, Suite 115
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIPUntil a change is requested all true statements shall be sent to the following address.
Jerry A. Halversen & Wm. Rossworn
301 N. Raymond
Fullerton, California 92631
NAME, ADDRESS, ZIPSPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
27th day of JANUARY, 1976,
at 11:01 o'clock AM., and recorded
in book N 76 on page 1263 or as
file/reel number 9611

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

W. D. MILNE

By _____ Recording Officer
Deputy