

9657

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

DORIS L. KELLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SAMUEL H. CARNAHAN and JUDITH W. CARNAHAN, 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 21, WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; statutory powers, including the power of assessment, of South Suburban Sanitary District.

(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 above set forth

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 \$ 29,000.00.
~~However, the actual consideration for this transfer, stated in terms of dollars, is \$ 29,000.00. The above consideration is subject to the payment of the purchase price of the premises, which is \$ 29,000.00, and the balance of the purchase price, which is \$ 29,000.00, is to be paid by the grantee to the grantor, and the grantor is to hold the premises for the grantee until the balance of the purchase price is paid.~~

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 20th 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.

Doris L. Kelley

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 20th, 1976.

Personally appeared the above named DORIS L. KELLEY

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-3-79

Doris L. Kelley

GRANTOR'S NAME AND ADDRESS

Samuel H. & Judith W. Carnahan

GRANTEE'S NAME AND ADDRESS

After recording return to:
First Federal Savings & Loan
540 Main
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

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

First Federal Savings & Loan
Samuel H. Carnahan & Judith W. Carnahan
6523 Alva, Klamath Falls, Oregon
540 Main Street, Klamath Falls, Oregon

STATE OF OREGON, County of) ss.

January 19, 1976

Personally appeared _____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28th day of JANUARY, 1976, at 1:19 o'clock P.M., and recorded in book N. 76 on page 1338 or as file/reel number 9657.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

D. ILNE

Recording Officer

B. H. H. H. Deputy

FEE \$ 3.00