

1:068

KNOW ALL MEN BY THESE PRESENTS, That VIDA V. LOVETT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

THOMAS R. OLIVER

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 in Block 63 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 none

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 \$ 10,500.00.
~~Howsoever the actual consideration consists of or includes any property or interest therein, the grantor hereby promises to convey the same unto the grantee, together with the above described premises, and the grantee shall have the benefit of the same.~~
 (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 13 day of February, 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.

Vida V. Lovett

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
 County of Klamath
 February 13, 1976

Personally appeared the above named Vida V. Lovett

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

Before me: *Setty Crank*
 (OFFICIAL SEAL) Notary Public for Oregon
 My commission expires: 6-18-76

STATE OF OREGON, County of Klamath, 1976 ss.

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: _____

Vida V. Lovett
 4230 Austin Street
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Thomas R. Oliver
 2220 Oregon Avenue
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
BEDDOE & HAMILTON
Attorneys At Law
298 Main Street
Klamath Falls Oregon 97601

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

Thomas R. Oliver
 2220 Oregon Avenue
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, } ss.
 County of Klamath

I certify that the within instrument was received for record on the 9th day of MARCH, 1976, at 8:30 o'clock A.M., and recorded in book M 76 on page 3275- or as file/reel number 11068, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MLINE

By *Hazel Drazic* Recording Officer
 Deputy

FEE \$ 3.00