

11229

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
Donald A. Ivey and Louise M. Ivey

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Douglas K. Ivey,

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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The East 118 feet of Lot 5, Block 30, HILLSIDE ADDITION to the  
City of Klamath Falls, according to the official plat thereof on  
file in the office of the County Clerk, Klamath County, Oregon.

Subject to the following:

Party Wall Agreement, including the terms and provisions thereof,  
recorded January 13, 1940 in Volume 126, page 376, Deed Records of  
Klamath County, Oregon, affecting a wall common to two garages.

(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

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 \$ 10,000.00

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 @, 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 9 day of March, 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)

*Louise M. Ivey*

STATE OF OREGON,

County of Klamath } ss.  
March 9, 1976.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

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)

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 10-25-78

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings & Loan

540 Main

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
11th day of MARCH, 1976,

at 3:28 o'clock P. M., and recorded  
in book M 76 on page 3523 or as  
file/rec'd number 11229

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

\_\_\_\_\_,

By *Harold May* Recording Officer  
Deputy

Fee \$ 3.00