

1239

MTC 1583
WARRANTY DEED (INDIVIDUAL)

5090

Onal Evans and Theodora Evans
Certified Mortgage Company

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

all that real property situated in the County

The S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 2, Township 35 South, Range 12 East of the Willamette Meridian,
Klamath County, Oregon.

Together with Vendors interest in that certain Contract of Sale dated August 12, 1974,
between the Grantors herein and William E. Mitchell III, which assignment is evidenced
by Exhibit "A" which is attached hereto and by reference made a part hereof.

976 APR 12 1976

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 7,907.53

Dated this 4-3-76 day of April, 1976

[Signature]

[Signature]

Missouri,
STATE OF OREGON, County of JACKSON) ss.

ONAL K. EVANS AND THEODORA EVANS on APRIL 5th, 1976 personally appeared the above named
ONAL K. EVANS AND THEODORA EVANS and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

[Signature]

Notary Public for Jackson County, Missouri

My commission expires August 26, 1979

* The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

CERTIFIED MORTGAGE CO.
523 KLAMATH AVENUE
KLAMATH FALLS, OREGON 97601

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record
on the _____ day of _____, 19____

at _____ o'clock _____ M. and recorded in book _____

on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

EXHIBIT "A"

5091

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for the consideration hereinafter stated, has sold and assigned and hereby does grant, bargain, sell, assign and set over unto
Certified Mortgage Company, an Oregon Corporation

his heirs, successors and assigns, all of the vendor's right, title and interest in and to that certain contract for the sale of real estate dated August 12, 1974, between Onal & Theodora Evans as seller and William E. Mitchell III

as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Klamath County, Oregon, in book M74 at page 9772 thereof (reference to said recorded contract hereby being expressly made), together with all the right, title and interest of the undersigned in and to all moneys due and to become due thereon; the undersigned hereby expressly covenants and warrants to the assignee above named that the undersigned is the owner of the vendor's interest in the real estate described in said contract of sale and that the unpaid principal balance of the purchase price thereof is not less than \$10,832.36 with interest paid thereon to March 12, 1976.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,907.53. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):⁽¹⁾
the whole

In construing this assignment, it is understood that if the context so requires, the singular shall be taken to mean and include the plural, the masculine shall include the feminine and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to one or more individuals and/or corporations.

IN WITNESS WHEREOF, the undersigned assignor has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

DATED:

4-5, 1976.

x Onal & Evans
x Theodora Evans

(If executed by a corporation,
affix corporate seal.)

Missouri

STATE OF ~~MISSOURI~~,

) ss.

County of _____,

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Personally appeared the above named Onal & Theodora Evans

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____) ss.

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Personally appeared _____

and

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)

*Strike whichever word not applicable.
NOTE—The sentence between the symbols (1), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session. If the contract is not already of record, it should be recorded, preferably in the Deed Records.

Assignment of CONTRACT

TO

DOCKET NO.

WHEN RECORDED RETURN TO

STEVENS NEWS LAW PUB. CO.
1000 N. BROADWAY
PORTLAND, OREGON 97201

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE
USED.)

FEE \$ 6.00

STATE OF OREGON,

) ss.

County of KLAMATH

I certify that the within instrument was received for record on the 12th day of APRIL, 1976 at 10:08 o'clock A.M., and recorded in book M 76 on page 5090 of the DEEDS Records of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

B. Hazel Hazil

Deputy