

4# 0140 772 KOT-A-2682 ✓

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

1258

WARRANTY DEED

5325

KNOW ALL MEN BY THESE PRESENTS That Willie Turner Covington

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wayne C. Church and Mary A. Church, 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 4, Block 40, Hot Springs Addition to the City of 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 subject to restrictions, easements, reservations and rights-of-way of record and those apparent on the land and also subject to

(see reverse) 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 \$ 28,500.00. 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 30 day of July, 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.

Willie Turner Covington

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
July 30, 1975

Personally appeared the above named Willie Turner Covington

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

Before me: *Donald R. Crane*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 6-18-78

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 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:

Willie Turner Covington  
522 Pacific Terrace  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Wayne C. and Mary A. Church  
Rt. 1, Box 550, Homedale Road  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Wayne C. and Mary A. Church  
Rt. 1, Box 550, Homedale Road  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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 or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

5326

easements, restrictions, taxes, municipal liens, water rights and public charges assumed by Wayne C. Church and Mary A. Church and further excepting all liens and encumbrances created by them or their assigns.

DATE OF ORIGINAL RECORD OF KLAMATH COUNTY:

FILE FOR RECORD OF KLAMATH COUNTY TITLE CO

14th April 76 / 11:01 AM and

duly recorded in M. M. 76 DEEDS 5325

FEES \$ 6.00

By *W. D. Miller* *W. D. Miller*

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