

1-7-74

13298

WARRANTY DEED

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6524

KNOW ALL MEN BY THESE PRESENTS, That
Mabel T. Pang, husband and wife,

Clarence Y. C. Pang and

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Robert D. Helms and Florance E. Helms, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 and the Westerly 65 feet of Lot 3, Summers Park, according
to the official plat thereof on file in the records 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
subject to reservations, restrictions, easements and rights-of-way
of record and those apparent on the land

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 \$ 35,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the 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 April, 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)

STATE OF OREGON,

County of Klamath

April 30, 1976

Personally appeared the above named

Clarence Y. C. Pang and

Mabel T. Pang

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

JUNE 2, 1978

Clarence Y. C. and Mabel T. Pang

GRANTOR'S NAME AND ADDRESS

Robert D. and Florance E. Helms

GRANTEE'S NAME AND ADDRESS

After recording return to:

Barnhisel & Ganong, Realtors

323 Main St.,

Klamath Falls, Oregon, 97601

NAME, ADDRESS, ZIP

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

Robert D. and Florance E. Helms

4030 Bristol Ave.,

Klamath Falls, Oregon, 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.

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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 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)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
ment was received for record on the
3rd day of MAY, 1976,
at 2:31 o'clock P.M., and recorded
in book M. 78 on page 13298 or as
file/reel number 6524

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer

By Deputy

FEE \$ 3.00