

13769

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GUSTAV S. EKDAHL and CORNELIA M. EKDAHL, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. MOTLEY and MILDRED M. MOTLEY, 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:

The East 1/2 of Lot 11 and all of Lot 12, EXCEPTING from Lots 11 and 12 the North 15 feet, Block 15 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Covenants, conditions and restrictions, including the terms and provisions thereof, recorded September 10, 1956 in Volume 12, page 250, Miscellaneous Records of Klamath County, Oregon and modified by instrument recorded July 7, 1959 in Volume 314, page 80, Deed 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 those as set forth above,

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 \$3,750.00. 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 30th 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 Gustav S. Ek Dahl and Cornelia M. Ek Dahl and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/21/77

STATE OF OREGON, County of Klamath

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:

EKDAHL

MOTLEY

GRANTEE'S NAME AND ADDRESS

After recording return to:

James E. &amp; Mildred M. Motley

1719 Kimberly

City, 97601

NAME, ADDRESS, ZIP

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

James E. &amp; Mildred M. Motley

1719 Kimberly

City, 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13th day of MAY, 1976, at 10:58 o'clock A.M., and recorded in book M 76 on page 7130 or as file/reel number 13769.

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

WM. D. MILNE

Recording Officer

By Hazel Drayle Deputy

FEE \$ 3.00