

MTC 1888

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

Vol. 76 Page 10016

1-1-74

WARRANTY DEED

15809

KNOW ALL MEN BY THESE PRESENTS, That FRANK RICHARDSON and EVELYN RICHARDSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD W. GRAHAM and LINDA D. GRAHAM, husband and wife 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 573 in Block 115 of MILLS 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:

- 1. Covenants, conditions, and restrictions imposed by instrument, including the terms and provisions thereof, recorded January 30, 1914 in Volume 41, page 429, 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 as set forth hereinabove

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 \$20,300.00. 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 15th day of June, 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.

Frank Richardson  
Evelyn Richardson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, July 1, 1976 ss.

Personally appeared the above named Frank Richardson and Evelyn Richardson and acknowledged the foregoing instrument to be their voluntary act and deed.

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

OFFICIAL SEAL

Notary Public for Oregon My commission expires: 3-21-77

Notary Public for Oregon My commission expires: \_\_\_\_\_ (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: Mr. and Mrs. Richard W. Graham 701 Division Klamath Falls, Oregon 97601 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: Amfac Mortgage Corp. P.O. Box 1420 Portland, Oregon NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of KLAMATH ss. I certify that the within instrument was received for record on the 1st day of JULY, 1976 at 3:22 o'clock PM., and recorded in book M. 76 on page 10016 or as file/reel number 15809, Record of Deeds of said county. Witness my hand and seal of County attixed.

Wm. D. Milne Recording Officer By \_\_\_\_\_ Deputy

FEE \$ 3.00

16 JUL 1 1976