

1-1-74

38-11044

18154

SPECIAL WARRANTY DEED

Vol. 76 Page

10488

KNOW ALL MEN BY THESE PRESENTS, That NUPACIFIC COMPANY, an Oregon
corporation, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
LONNIE D. CLEMENT and PAMELA L. CLEMENT, Husband and Wife
 hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
 tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
 of Klamath, State of Oregon, described as follows, to-wit:

Lot 18, Block 4, GATEWOOD TRACT 1035, 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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
 that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-
 rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
 claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,500.00

~~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 6th day of July, 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 } ss.
July 12, 1976

Personally appeared the above named
Lonnie D. Clement and Pamela
L. Clement

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of Multnomah) ss.
July 6, 1976

Personally appeared M. L. Currin and
Candy Lamoreaux, who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
Vice president and that the latter is the
Assistant secretary of

NuPacific Company, 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:

Notary Public for Oregon

My commission expires: 6/22/80(OFFICIAL
SEAL)

STATE OF OREGON, }
 County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
12th day of July, 1976,
 at 10:45 o'clock A.M., and recorded
 in book M-76, on page 10488 or as
 file/reel number 18154
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Wm. D. Milne

Recording Officer

Phazel Orzuz Deputy

Fee \$3.00

After recording return to:

Lonnie D. Clement
c/o Security Savings & Loan
P. O. Box 1921, Klamath Falls, Or
 NAME, ADDRESS, ZIP

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

Security Savings & Loan
P. O. Box 1921
Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE