

18374

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ALAN R. MARCH and JANET R. MARCH,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. CARRIGAN and CYNTHIA M. CARRIGAN, 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 3 in Block 72 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, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-'77, a lien not yet due and payable.
2. Trust Deed, including the terms and provisions thereof, recorded April 15, 1975 in Book M75 at page 4041, Microfilm Records of Klamath County, Oregon, in favor of Amfac Mortgage Corporation, an Oregon corporation, which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.
3. Financing Statement recorded in Book M75 at page 4045, Microfilm Records of Klamath county, Oregon to Amfac Mortgage Corporation.

(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 excepttas set forth hereinabove

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 \$ 23,300.00

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 30th day of August, 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)

*Alan R. March*  
*Janet R. March*

STATE OF OREGON, )  
County of Klamath ) ss.  
August 30, 1976

STATE OF OREGON, County of ) ss.  
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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 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:

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 3-21-77

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. David L. Carrigan  
1825 Siskiyou  
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 1120  
Portland, Oregon 97208  
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 31st day of AUGUST, 1976, at 12:16 o'clock A.M., and recorded in book M-76 on page 13575 or as file/reel number 18374, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WILL D. MILNE

By *Hazel D. Milne* Recording Officer  
Deputy

FEE \$ 3.00