

WARRANTY DEED Vol. 76 Page 13755

18499

KNOW ALL MEN BY THESE PRESENTS, That Frank Layton and Mary M. Layton, husband and wife///

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Vernon L. Ward and Lavila Ward, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The South half of Lot 5, Block 1 of HOME ACRES, according to the official plat thereof on file in the office of the County Clerk 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 easements, restrictions, rights of way of record, statutory powers and reservations 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 \$ 30,000.00

~~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 1st day of SEPT., 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)

Frank Layton
Mary M. Layton

STATE OF OREGON,

County of Klamath

Sept. 1, 1976

STATE OF OREGON, County of Klamath

19. 76

Personally appeared

and

Personally appeared the above named
Frank Layton and Mary M. Layton

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
S. D. Brown

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-78

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:

Frank Layton and Mary M. Layton

GRANTOR'S NAME AND ADDRESS

Vernon L. Ward and Lavila Ward

GRANTEE'S NAME AND ADDRESS

After recording return to:
SHASTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH FALLS, OREGON

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

Vernon L. Ward and Lavila Ward
SHASTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH FALLS, OREGON

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 2nd day of SEPTEMBER, 1976, at 11:44 o'clock A.M., and recorded in book M 76 on page 13755 or as file/reel number 18499.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By *[Signature]* Recording Officer
Deputy

fee 4 3.00