

18601

Vol. 1776 Page

13961

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN W. GARBODEN and KATHY J. GARBODEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KERMIT D. HULTGREN and LILLIE A. HULTGREN, 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 4 in Block 4 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of the Klamath County, Oregon

SUBJECT TO contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land.

(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 that certain trust deed between John W. Garboden and Kathy J. Garboden as grantors to Title Insurance Company, an Oregon corporation and that as trustee, for the Lomas and Nettleton Company, a corporation (over) 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 \$27,000.00. However, the actual consideration consists of the sum of \$27,000.00, which is the sum of the consideration indicated in the above recited instrument, and the sum of \$27,000.00, which is the sum of the consideration indicated in the above recited instrument. (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 3rd day of September, 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)

John W. Garboden

Kathy J. Garboden by her attorney in fact

John W. Garboden

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 3rd day of September, 1976, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named John W. Garboden

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Delora J. Hagen  
Notary Public for Oregon  
My Commission expires 2/7/80

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF OREGON,

County of Klamath

ss.

On this the 3rd day of September, 1976, personally appeared John W. Garboden, who, being duly sworn (or affirmed), did say that he is the attorney in fact for Kathy J. Garboden and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

Delora J. Hagen  
Commission expires 2/7/80



as beneficiary dated October 15, 1974, recorded October 21, 1974 in Volume M74, p. 13747 which trust deed grantees hereby assume and agree to pay according to its terms and hold grantors harmless therefrom.

After recording return to  
Kermit D. Hultgren  
4847 Darwin Place  
Klamath Falls, Oregon

Until further notice send  
all tax statements to:  
Lomas & Nettleton Company  
700 Norton Building  
Seattle, WA 98104

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 7th day of September A. D. 19 76 at 10:00 o'clock A. M., and

duly recorded in Vol. M76, of Deeds on Page 13901

Wm D. MILNE, County Clerk

By Barbara DeLoe  
deputy

fee \$6.00