

1-1-74

18667

WARRANTY DEED

Vol. M76 Page 13991



KNOW ALL MEN BY THESE PRESENTS, That MILBORN J. MICKLE and RUTH MARIE MICKLE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LLOYD STEVENSON and EVALINE STEVENSON, 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:

PARCEL 1: Lots 7 & 8, RE-SUBDIVISION OF BLOCK 23, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Being a portion of the vacated alley described as follows: Beginning at the Southeast corner of Lot 7, RE-SUBDIVISION OF BLOCK 23, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the East line of said Lot 7, and the West line of vacated alley, a distance of 108 feet to the most Westerly Southwest corner of Lot 15; thence East a distance of 8 feet to the center of the vacated alley; thence South, a distance of 108 feet to a point on the North line of Jay Street, said point being the center of the vacated alley; thence West, along the North line of Jay Street to the point of beginning. EXCEPTING THEREFROM, the North 16 feet thereof.

RESERVING THEREFROM an easement for walkway along the East 3 feet of the South 92 feet thereof.

(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 1976-77 real property taxes & all future real property taxes & assessments; reservations, restrictions, easements and rights of way 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) of the sentence between the symbols, if not applicable, should be deleted. See O.R.S. 93-020.

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 31 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)

STATE OF OREGON,

County of Klamath } ss.
August 31, 1976.

Personally appeared the above named Milborn J. Mickle and Ruth Marie Mickle, husband and wife,

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

Before me:
(OFFICIAL SEAL) *Lyle D. Clayton*
Notary Public for Oregon
My commission expires: 6-30-78

STATE OF OREGON, County of Klamath } ss.
September 7, 1976

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.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Milborn J. Mickle et ux

GRANTOR'S NAME AND ADDRESS

Lloyd Stevenson et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lloyd Stevenson
Marion St

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of September, 1976, at 10:05 o'clock A.M., and recorded in book M76 on page 13991 or as file/reel number 18667.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Recording Officer
Barbara DeCasse Deputy

\$3.00

SPACE RESERVED
FOR
RECORDER'S USE