

1-1-74

WARRANTY DEED

Vol. M76 Page 14108

18751

KNOW ALL MEN BY THESE PRESENTS, That CARL MARTIN MCCOY, aka CARL M. MCCOY,  
and ARLENE E. MCCOY, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. R. MALDONADO  
and TESSA MALDONADO, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southerly 75 feet of Lot 1, Gienger's Home Tracts,  
according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.

Subject to a mortgage dated, Trust Deed, December 14, 1973 in  
favor of Firstbank Mortgage Corporation, beneficiary, December  
20, 1973, Volumn M73 page 16220, which mortgage grantee hereby  
assumes and agrees to pay according to its terms and also hereby  
assumes the obligation of CARL MARTIN MCCOY, aka CARL M. MCCOY,  
and ARLENE E. MCCOY under the terms of the instruments creating  
the loan to indemnify the VA to the extent of any claim payment  
arising from the guaranty or insurance of the indebtedness above-  
mentioned, and consents to his release from his obligation  
under the loan instruments.

(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

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 \$ NONE\*  
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 93.039.)  
part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.039.)

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 August 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.

\* A trade of equities

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Oregon ss.  
August 7, 19 76

Personally appeared the above named

CARL MARTIN MCCOY and  
ARLENE E. MCCOY

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

Before me:  
(OFFICIAL SEAL) Rita D. Earl  
Notary Public for Oregon  
My commission expires 12-11-79

Carl Martin McCoy  
CARL MARTIN MCCOY

Mrs. Arlene E. McCoy  
ARLENE E. MCCOY  
STATE OF OREGON, County of Oregon ss.  
August 7, 19 76

Personally appeared Carl Martin McCoy and Arlene E. McCoy,  
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 Firstbank Mortgage Corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 12-11-79

CARL M. MCCOY & ARLENE MCCOY  
2422 Wiard Street  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

J. R. MALDONADO & TESSA MALDONADO  
P.O. BOX 1053  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

J. R. MALDONADO & TESSA MALDONADO  
P.O. BOX 1053  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

J. R. MALDONADO & TESSA MALDONADO  
P.O. BOX 1053  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
9th day of September, 19 76,  
at 1:01 o'clock P.M., and recorded  
in book M76 on page 14108 or as  
file/reel number 18751

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne, County Clerk  
Recording Officer

Sarahy De La Cruz

Fee \$3.00

Cash