

19014

WARRANTY DEED

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

Vol. M 74 Page 14130

KNOW ALL MEN BY THESE PRESENTS, That GORDON R. SYPHERS and  
CHRISTY L. SYPHERS, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
TIMOTHY G. DOWNEY

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:

Lot 9 of YALTA GARDENS, Klamath County, Oregon

SUBJECT TO: Covenants, conditions, plat restrictions, reservations,  
rights of way, rights, and easements now of record.

(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 as set forth above

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 \$20,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the 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 24 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 Lane

August 30, 1976

Personally appeared the above named  
Gordon R. Syphers and  
Christy L. Syphers  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 10-10-78

Christy L. Syphers

Christy L. Syphers

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:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Timothy G. Downey

1807 Wiard

Klamath Falls, Or

NAME, ADDRESS, ZIP

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

1807 Wiard

Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-

ment was received for record on the

15<sup>th</sup> day of September, 1976

at 10:42 o'clock A.M., and recorded

in book M76 on page 14460 or as

file/reel number 19014

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne, County Clerk

Recording Officer

Deputy

fee \$3.00