

1-1-74

10472

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That G. FRED FOULON and JOAN FOULON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN W. HILDUM and RAE J. HILDUM, 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:

Beginning at the most Northerly corner of Lot 5, Block 47, Hillside Addition to the City of Klamath Falls, Oregon, thence Southwesterly along the line between Lots 4 and 5 of said Block, 50 feet; thence, Southeasterly parallel with the Northeasterly line of said Lot 5, 40 feet; thence, Northeasterly parallel with the Southeasterly line of said Lot 5, 50 feet to the Southwesterly line of Hillside Avenue; thence Northwesterly 40 feet to the place of beginning, being the Northerly 40 feet of the Northeasterly 50 feet of Lot 5, Block 47, Hillside Addition.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. City lien in favor of Klamath Falls for Road Improvement

(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 shown 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 \$5,000.00.

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 23 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)

C. Fred Foulon
JOAN FOULON

STATE OF OREGON, } ss.
County of Klamath
September 23, 1976

Personally appeared the above named
C. Fred Foulon and Joan Foulon

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8-21-77

STATE OF OREGON, County of _____) ss.
_____, 19____

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: _____

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
John Hildum	
1528 Dayton	
Klamath Falls, Oregon	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
Same	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 27 day of Sept., 1976, at 8:55 o'clock P.M., and recorded in book M. 76 on page 15118 or as file/reel number 19472, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm D Milne

Recording Officer
Deputy

3.00

76 SEP 27 AM 8 55