

LP0140-712 MTC-2324

FORM No. 633—WARRANTY DEED (Individual or Corporate)

STEVENS LAW PUBLISHING CO., PORTLAND, OR, 97204

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1-1-74

19850

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Richard W. Priday and Sandra D. Priday, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jim A. Kelley 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:

Lot 2 in Block 11, FAIRVIEW ADDITION NO. 2, 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.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$12,500.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 30 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.

Richard W. Priday

Sandra D. Priday

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss. County of Klamath September 19 1976

Personally appeared the above named Richard W. Priday and Sandra D. Priday, husband and wife

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

Before me: Notary Public for Oregon My commission expires:

STATE OF OREGON, County of Klamath September 30 1976

Personally appeared Richard W. Priday and Sandra D. Priday husband & wife each for himself and not one for the other, who, being duly sworn,

acknowledged to me that they executed the foregoing instrument as their voluntary act and deed.

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: Notary Public for Oregon My commission expires: Aug 26, 1980

STATE OF OREGON,) ss. County of KLAMATH

I certify that the within instrument was received for record on the 5th day of OCTOBER, 1976, at 12:19 o'clock P.M., and recorded in book M. 76 on page 15625 or as file/reel number 19850

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

WM. D. MILNE

Recording Officer By Hazel Blaine Deputy

FEE \$ 3.00

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