

19874

WARRANTY DEED

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15644



KNOW ALL MEN BY THESE PRESENTS, That JERRY LEE GRIFFIN and SHIRLEY IRENE GRIFFIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Church of God of Oregon, Inc. 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 3, Block 1, WINCHESTER-Tract No. 1007, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated May 14, 1973, recorded May 17, 1973 in Volume M73, page 5985, Microfilm Records of Klamath County, Oregon, in the amount of \$20,050.00, Grantor Jerry L. Martin and Barbara A. Martin, husband and wife, trustee Klamath County Title Company, beneficiary, First-bank Mortgage Corporation, which trust deed grantee hereby assumes and agrees to pay according to its terms and hereby assumes the obligation of Jerry Lee Griffin and Shirley Irene Griffin 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 their release from their obligations 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 except as above stated, and contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and 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 \$21,238.30.

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 1 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)

JERRY LEE GRIFFIN

SHIRLEY IRENE GRIFFIN

STATE OF OREGON, County of Klamath, ss.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires Sept. 15, 1978

JERRY LEE & SHIRLEY IRENE GRIFFIN  
257 West Lincoln  
Woodburn, Oregon  
GRANTOR'S NAME AND ADDRESS  
CHURCH OF GOD OF OREGON, INC.

GRANTEE'S NAME AND ADDRESS

After recording return to:

D. L. Hoots  
2261 S. 6th Street, Suite 2  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

CHURCH OF GOD OF OREGON, INC.  
4217 Sturdivant  
Klamath Falls, Oregon 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 5th day of OCTOBER, 1976, at 2:46 o'clock P.M., and recorded in book M. 76 on page 15644 or as file/reel number 19874.

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

WM. D. MILNE

Recording Officer

By \_\_\_\_\_ Deputy

FEE \$ 3.00