

20224

WARRANTY DEED

Vol. 76 Page 16169

KNOW ALL MEN BY THESE PRESENTS, That CHARLES PALMER SAYLOR and BEVERLY JANE SAYLOR, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by H. & G. INVESTMENTS, a partnership, 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 6 in Block 4 of THE TERRACES 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.

SUBJECT TO:

1. Taxes for the fiscal year 1976-1977, a lien but not yet due and payable.
2. Restrictions contained in the deed recorded May 11, 1929 in Volume 86, page 399, Deed Records 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 THOSE 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 \$34,000.00. 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 28th 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)

STATE OF OREGON,

County of Klamath
October 4, 1976

ss.

Personally appeared the above named
Charles Palmer Saylor and Beverly
Jane Saylor, Husband and wife,
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of

19

) 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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

SAYLOR

GRANTOR'S NAME AND ADDRESS

H. & G. Investments

GRANTEE'S NAME AND ADDRESS

Mountain Title Company

Box 5017

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

First Federal Savings & Loan

500 Main Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-
ment was received for record on the
13th day of OCTOBER, 1976,
at 1:21 o'clock P.M., and recorded
in book M. 76 on page 16169 or as
file/reel number 20224

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer

By *Maguelina* Deputy

FEE \$ 3.00