

1-1-74

20325

WARRANTY DEED

Vol. 76 Page 16299

KNOW ALL MEN BY THESE PRESENTS, That RICHARD H. SCANLON and MARY O. SCANLON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL G. GODBEY and HOLLY L. GODBEY, 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:

Lot 22 in Block 18 of HILLSIDE ADDITION 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 1976-77, a lien but not yet due and payable.
2. Covenants, conditions and restrictions, imposed by instrument, including the terms provisions thereof, recorded September 2, 1911 in Volume 35, page 49, 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 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 \$35,000.00

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 6th day of October, 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)

RICHARD H. SCANLON
MARY O. SCANLON

STATE OF OREGON,

County of Klamath } ss.
October 14, 1976

Personally appeared the above named

Mary O. Scanlon

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

Before me: William O. Hoodie
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-31-79

STATE OF ARIZONA)
COUNTY OF COCHISE) ss.

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 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:

On this the 11th day of October, 1976, personally appeared the above named RICHARD H. SCANLON and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public

My Commission Expires: 2-15-77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of OCTOBER A.D., 1976 at 4:49 o'clock P.M., and duly recorded in Vol. M 76, of DEEDS on Page 16299.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Hazel Duagis Deputy

Return: Mrs. Mrs. Godbey
1965 Del Maro
Klamath Falls Oreg

Taxes:
Dept of U-R
1225 Lewis St SE
Salem Oregon
97310