

1-1-74

21764

WARRANTY DEED Vol. 76 Page 18337



KNOW ALL MEN BY THESE PRESENTS, That... Alton Woodard and Mary Eleanor Woodard, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lorn B. Dalcour & Ann L. Dalcour, husband and wife, an undivided one-half interest, and Marshall T. Curran & Deborah L. Curran, H & W, an undivided one-half interest, 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:

Lots 12, 13, 14, 15 and W $\frac{1}{2}$ of Lot 16 in Block 1, SIXTH STREET ADDITION IN THE CITY OF KLAMATH FALLS.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;
2. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

(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 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 \$ 20,000.00

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 10 day of November, 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)

Alton Woodard
Mary Eleanor Woodard

STATE OF OREGON,)
County of Klamath) ss.
November 10, 1976

STATE OF OREGON, County of) ss.
November 10, 1976

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

Personally appeared the above named Alton Woodard and Mary Eleanor Woodard, husband and wife,

and acknowledged the foregoing instrument to be 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:

(OFFICIAL SEAL)

Before me: Kathy R. Mallama
Notary Public for Oregon
My commission expires: 6-13-80

Notary Public for Oregon
My commission expires:

Alton Woodard and Mary Eleanor Woodard
5911 Harlan Drive
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Lorn B. Dalcour & Ann L. Dalcour; and
Marshall T. Curran & Deborah L. Curran
c/o Dalcour; 1407 California, Klamath
Falls, Or 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Lorn B. Dalcour
2261 South 6th Street #3
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP

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

2261 South 6th Street, #3
Klamath Falls, Or 97601
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 17th day of NOVEMBER, 1976, at 3:52 o'clock P. M., and recorded in book M. 76 on page 18337 or as file/reel number 21764.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. DMILNE

By J. Hazel Deputy
Recording Officer

FEE \$ 3.00