

1-174

WARRANTY DEED

22351

KNOW ALL MEN BY THESE PRESENTS, That CAROL L. WORLEIN, an estate in fee simple—

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE L. GUSTAFSON—, 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:

All the following described real property situate in Klamath County, Oregon:

Lot 1 in Block 5 of RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

That certain mortgage, including the terms and provisions thereof, given by William M. Worlein and Carol L. Worlein, husband and wife, to First Federal Savings and Loan Association, a Federal Corporation, dated March 3, 1972, recorded April 4, 1972, in Mortgage Volume M72 page 3521, Microfilm records of Klamath County, Oregon, to secure the payment of \$8,400.00, which mortgage grantee assumes and agrees to pay.

(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 reservations, restrictions, rights of way of record and those apparent on the land and that which is stated 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 \$7,569.14. 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 23 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.

Carol L. Worlein

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of BAKER
November 23, 1976

STATE OF OREGON, County of } ss.
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Personally appeared
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
CAROL L. WORLEIN

I, and acknowledged the foregoing instrument to be her voluntary act and deed.
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires March 18, 1978

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:

Carol L. Worlein
P. O. Box 152
Baker, Oregon 97314
GRANTOR'S NAME AND ADDRESS
Bruce L. Gustafson
GRANTEE'S NAME AND ADDRESS
After recording return to:
Bruce L. Gustafson
775 Westbrook
K Falls OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Bruce L. Gustafson
775 Westbrook
K 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 1st day of DECEMBER, 1976, at 2:34 o'clock P.M., and recorded in book M-76 on page 19297 or as file/reel number 22351, Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By *Alfred D. Dyer* Deputy

FEE \$ 3.00