

1-1-74

WARRANTY DEED

A 27554 22876

KNOW ALL MEN BY THESE PRESENTS, That Stephen W. McDowell and Christiane McDowell, as estate in fee simple as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Terrance J. Carroll, 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 634 in Block 128, MILLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk 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, Deed of trust, including the terms and provisions thereof, given by Stephen W. McDowell and Christiane M. McDowell, husband and wife, grantors, to Transamerica Title Company, as trustee for First National Bank, dated April 21, 1971, V- M71, P. 3528 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 \$12,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 December, 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, } ss.
County of Oregon
December 10, 1976

Personally appeared the above named Stephen W. McDowell and Christiane McDowell,

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

By Mable Stapleton
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: aug 21, 1980

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 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: _____

Stephen W. McDowell
Christiane McDowell

GRANTOR'S NAME AND ADDRESS

Terrance J. Carroll

GRANTEE'S NAME AND ADDRESS

After recording return to:

Terrance J. Carroll
2445 Applegate
K. Falls, Or

NAME, ADDRESS, ZIP

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

1st Nat Bank

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

FEES 3.00

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instrument was received for record on the 14th day of DECEMBER, 1976, at 2:25 o'clock PM., and recorded in book M 76 on page 19999 or as file/reel number 22876.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Glenn Hays Deputy