

23529

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM H. WOOD and DENA R. WOOD,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY C. MOLZ and BETTY D. MOLZ, husband and wife AND KENNETH CHARLES MOLZ, 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 10 in Block 11, FIRST ADDITION TO KLAMATH RIVER ACRES, Klamath County, Oregon. SUBJECT TO: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Klamath River Acres. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby. Also subject to Klamath County mobile home taxes which are unavailable at the time of this document.

(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 out 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 or 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 27th 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)

William H. Wood
William H. Wood

Dena R. Wood
Dena R. Wood

STATE OF OREGON,)
County of Klamath) ss.
December 27th, 1976

STATE OF OREGON, County of) ss.
December 27th, 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

_____, 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:

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: 10-13-78

Notary Public for Oregon
My commission expires:

William H. Wood et ux

GRANTOR'S NAME AND ADDRESS

Henry C. Molz et al

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS+H
540 Main

NAME, ADDRESS, ZIP

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

FFS+H
540 Main

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-

ment was received for record on the

30th day of DECEMBER, 1976,

at 10:15 o'clock A.M., and recorded

in book M. 76 on page 20852 or as

file/reel number 23529,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WM. D. MILNE

Recording Officer

By Deputy

FEE \$ 3.00