

1967

Vis 77 Page 126

38-11814

KNOW ALL MEN BY THESE PRESENTS, That John W. Smallwood and Deann Smallwood, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Roland E. Yale and Virginia L. Yale, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 6 in Block 3 of WINEMA PENINSULA UNIT NO. 1, Klamath County, Oregon.

Grantees assume and agree to pay the present existing Contract, including the terms and provisions thereof, dated May 15, 1970, the unpaid principal balance of which is \$2,650.00.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record, if any, as of the date of this deed;

and that grantor will warrant and forever defend the above granted 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 \$4,150.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 14th day of September, 1970; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

John W. Smallwood
Deann Smallwood

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
September 14, 1970
Personally appeared the above named John W. Smallwood and Deann Smallwood and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, County of) ss.
Sept 14, 1970
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: 3/31/74

Notary Public for Oregon
My commission expires:
(OFFICIAL SEAL)

NOTE: The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

<p>WARRANTY DEED</p> <p>TO</p> <p>AFTER RECORDING RETURN TO</p> <p>No. Trans: -</p>		<p>(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)</p> <p>Fee \$6.00</p>	<p>STATE OF OREGON,) ss. County of Klamath) I certify that the within instrument was received for record on the 4th day of January, 1977, at 9:53 o'clock A.M., and recorded in book M77 on page 126 Record of Deeds of said County. Witness my hand and seal of County affixed. Wm. D. Milne County Clerk Title. By [Signature] Deputy</p>
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