

1-1-74

23808

WARRANTY DEED

Page

262

KNOW ALL MEN BY THESE PRESENTS, That EUGENE L. NOVAK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEAN C. DEWITT and NANCY A. DEWITT, husband and wife, 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 7 in Block 8. HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS

(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

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 \$ 43,500.00

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 5 day of JANUARY, 1977, 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.Eugene L. Novak
Eugene L. Novak

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
January 5, 1977Personally appeared the above named
Eugene L. Novak

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-13-80STATE OF OREGON, County of _____) ss.
_____, 19____

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: _____

Eugene L. Novak

GRANTOR'S NAME AND ADDRESS

Dean C. DeWitt
Nancy A. DeWitt

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Dean C. DeWitt
1966 Lowell
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs
1225 Ferry Street, SE
Salem, Or 97310 Loan No. M-59044

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 300

STATE OF OREGON, } ss.

County of KLAMATHI certify that the within instrument was received for record on the 5th day of JANUARY, 1977, at 3:52 o'clock P.M., and recorded in book M 77 on page 262 or as file/reel number 23808

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Magui Magui Deputy