

WARRANTY DEED

23904

KNOW ALL MEN BY THESE PRESENTS, That KENNETH E. HOLMES and JANE L.

HOLMES, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOAN SHAFFER and ROBERT WALKER, as tenants in common, 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:

The Southerly 97 feet of Lot 8 in Block 5, THIRD ADDITION TO ALTAMONT ACRES.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. Reservations and restrictions, including the terms and provisions thereof, as set forth in deed from Western Cities Company, a corporation, to Bessie Quigley, dated September 1, 1943, recorded October 25, 1946 in Deed Volume 197 at page 371.

NOTE: This property transactions is contingent on good title, title insurance to be paid and lawyers fees to be paid by JOAN SHAFFER.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$34,500.00

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 16th 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.

(If executed by a corporation, affix corporate seal)

Kenneth E. Holmes
Kenneth E. Holmes

Jane L. Holmes
Jane L. Holmes

STATE OF OREGON,
County of Klamath } ss.
November 16, 1976.

Personally appeared the above named
KENNETH E. HOLMES and JANE L.
HOLMES, husband and wife,

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4-16-78

STATE OF OREGON, County of) 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert Walker
4013 Austin
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Robert Walker
4013 Austin
Klamath 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 7th day of January, 1977, at 5:00 o'clock P.M., and recorded in book M. 77 on page 384 or as file/reel number 23904, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By Hazel Quigley Deputy

FEE \$ 3.00