

1-1-74

WARRANTY DEED

Vol. 77 Page

24091

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL J. SHUFELT and RUTHE M. SHUFELT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BENJAMIN H. DERBY and IRENE P. DERBY, 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 41 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Restrictions, according to instrument recorded September 10, 1956 in Miscellaneous Records, Volume 12, page 250, Records 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 as shown herein 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 \$ 34,000.00. 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 10 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.

(If executed by a corporation, affix corporate seal)

Michael J. Shufelt
MICHAEL J. SHUFELT
Ruthe M. Shufelt
RUTHE M. SHUFELT

STATE OF OREGON, } ss.
County of Klamath
January 10, 1977

Personally appeared the above named
Michael J. Shufelt and Ruthe M. Shufelt

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of } ss.
January 10, 1977

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Benjamin and Irene Derby
2326 California Ave.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Equitable Savings and Loan
1300 S.E. Sixth Ave.
Portland, Oregon 97201
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of KIAMATH

I certify that the within instrument was received for record on the 12th day of JANUARY, 1977, at 3:48 o'clock P.M., and recorded in book M. 77 on page 639 or as file/reel number 24091, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Drake Deputy
Recording Officer

FEE \$ 3.00