

L# 0141093 MTC-2920

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

25433

WARRANTY DEED

2653

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KNOW ALL MEN BY THESE PRESENTS, That ARTHUR N. HAMB and SHIRLEY HAMB,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELMER JERAN, also known as JERRY JERAN and SANDRA S. JERAN, husband and wife, as tenants by the entirety, 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 5, Block 55, 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. SAVING AND EXCEPTING that portion thereof conveyed to State of Oregon, by and through its State Highway Commission in Volume 286, page 99, Deed Records of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING:

1. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded in Volume 286, page 99, Deed Records of Klamath County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

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 \$ 13,500.00. 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 ①, 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 day of February, 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)

Arthur N. Hamb
Arthur N. Hamb

Shirley Hamb

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

Personally appeared the above named
Arthur N. Hamb and
Shirley Hamb
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Beach V. Brown*

Notary Public for Oregon
My commission expires: 11-12-78

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

Personally appeared _____ and
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:

Arthur N. Hamb and Shirley Hamb

GRANTOR'S NAME AND ADDRESS

Sandra S. and Jerry Jeran

GRANTEE'S NAME AND ADDRESS

After recording return to:

F.F.S. & L.
Main

NAME, ADDRESS, ZIP

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

F.F.S. & L.
Main

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$3.00

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 14 day of FEBRUARY, 1977, at 12:23 o'clock P. M., and recorded in book M77 on page 2653 or as file/reel number 25433.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By *Hazel Draper* Deputy