

1-1-74

25539

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID L. TERHUNE and JEAN H. TERHUNE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by COMMANDER BOARD OR CAL INC., CONSTRUCTION, 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 60 and South 15 feet of Lot 59, OLD ORCHARD MANOR.

(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 those of record and apparent on the land and City of Klamath Falls sewer service charge

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 \$ 2,200.00. 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 14th 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)

DAVID L. TERHUNE
JEAN H. TERHUNE

STATE OF OREGON,

County of Klamath
Feb 14, 1977

Personally appeared the above named DAVID L. TERHUNE and JEAN H. TERHUNE

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 10-20-78

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

David Terhune Pres, Commander Board
6522 Alva
K. Falls, Or. 97601

NAME, ADDRESS, ZIP

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

Commander Board, O. C. Calbre
6522 Alva
K. Falls, Or. 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of FEBRUARY, 1977, at 9:33 o'clock A.M., and recorded in book M. 77 on page 2794 or as file/reel number 25539.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By Hayd [Signature] Deputy
Recording Officer