

WARRANTY DEED

1-1-74

25772

KNOW ALL MEN BY THESE PRESENTS, That DAVID M. BLUHM and JUDITH A. BLUHM, husband and wife - - - hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELMER JAY RICHARDSON and GWENDOLYN F. RICHARDSON, 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:

Lots 4, 5 and 6 in Block 29 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the 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 reservations, restrictions, rights of way of record and those apparent

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 \$ 46,500.00. 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 18th 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)

STATE OF OREGON,

County of Klamath

February 18th, 1977

Personally appeared the above named David M. Bluhm and Judith A. Bluhm

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

Before me,
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5-14-80

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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:

David M. and Judith A. Bluhm
1950 Euclid
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Elmer Jay and Gwendolyn Richardson

GRANTEE'S NAME AND ADDRESS

After recording return to:

CRANE & BAILEY FFS+L
325 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Elmer Jay and Gwendolyn Richardson
1950 Euclid
KFO 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of KL MATH

I certify that the within instrument was received for record on the 22nd day of FEBRUARY, 1977, at 2:53 o'clock P.M., and recorded in book M 77 on page 3107 or as file/reel number 25772.

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

WM. D. MILNE

Recording Officer

By _____ Deputy

FEE \$ 3.00