

1-1-74

27346

WARRANTY DEED

Vol. 77 Page 5231

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE D. PORTER and OLGA M. PORTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY HOLTZMAN and LEXIE HOLTZMAN, 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 19, Block 7, GATEWOOD TRACT 1035, according to the official plat thereof on file in the office of the County Clerk 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 Right of way, recorded May 18, 1907, Vol. 22, pg 479, Deed/Records of Kl. Co. Or.; 25 ft. building setback line; 8 ft. utility easement; Restrictions in plat dedication; Conditions recorded May 17, 1973, Vol. M73, Pg. 5995, Microfilm Records of Klamath County, Oregon 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 \$38,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) or if the sentence between the syndicate, if not applicable, should be deleted. See ORS 93-990.~~

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 29 day of March, 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)

LAWRENCE D. PORTER

OLGA M. PORTER

STATE OF OREGON,

STATE OF OREGON, County of

County of Klamath

March 29, 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

Personally appeared the above named LAWRENCE D. PORTER and OLGA M. PORTER

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

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.

(OFFICIAL SEAL)

Before me, *W. L. Addington*

Notary Public for Oregon

My commission expires: 3-22-81

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Larry Holtzman

2933 Greensprings

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs

General Services Bldg-1225 Ferry S.E.

Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of MARCH, 1977 at 2:25 o'clock P.M., and recorded in book M. 77 on page 5231 or as file/reel number 27346, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *Heidi Drazel* Deputy

FEE \$ 3.00