

27690

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CARL S. IRELAND and JANICE E. IRELAND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARBARA J. CARTER

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 30, FIRST ADDITION TO MADISON PARK, 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 except, easements or restrictions of record, common to the area or apparent on the face of the land.

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 \$ 39,000.00.

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 4 day of April, 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 } ss.
April 4, 1977

Personally appeared, the above named
Carl S. Ireland and Janice E. Ireland

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 10-25-78

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

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 _____

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)

Carl S. and Janice E. Ireland
5944 Cheyne
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Barbara J. Carter
5977 Marius Drive
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal
540 Main
K.F.
NAME, ADDRESS, ZIP

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

Barbara J. Carter
5944 Cheyne
K.F.
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 5th day of APRIL, 1977, at 4:08 o'clock P.M., and recorded in book M. 77 on page 5717 or as file/reel number 27690, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
By _____ Recording Officer
Deputy

FEE \$ 3.00