

27743

Vol. 77 Page 5779

KNOW ALL MEN BY THESE PRESENTS, That Gerald C. Musselman, Sr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ted Emard

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 10 in Block 48 of FIRST 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.

Subject, however, to the following:

1. Assessments and charges of the City of Klamath Falls for sewer service.

(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 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 \$2,800.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 25 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)

Gerald C. Musselman, Sr.
Gerald C. Musselman, Sr.

STATE OF OREGON, } ss.
County of Klamath
March 25, 1977

Personally appeared the above named
Gerald C. Musselman, Sr.

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

Before me:
OFFICIAL SEAL
Notary Public for Oregon
My commission expires: 6-13-80

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

GRANTOR'S NAME AND ADDRESS
Gerald C. Musselman

GRANTEE'S NAME AND ADDRESS
After recording return to:
Ted Emard
PO Box 607
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath
I certify that the within instrument was received for record on the 7th day of APRIL, 1977, at 4:04 o'clock P.M., and recorded in book M 77 on page 5779 or as file/reel number 27743.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. MOLNE

By Hazel Dragne Deputy
Recording Officer

FEE \$ 3.00