

28079

WARRANTY DEED

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38-12366
KNOW ALL MEN BY THESE PRESENTS, That JAMES A. ADAMS and BOBBIE R. ADAMS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WESLEY M. KRIVONEN and MARY E. KRIVONEN, husband and wife, 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 12 in Block 68 BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, 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 as noted of record as of the date of this deed and those apparent upon the premises, 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 \$ 10,500.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 14 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)

Colorado

STATE OF COLORADO

County of Adams } ss.
April 14, 1977

Personally appeared the above named James A. Adams and Bobbie R. Adams,

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

(OFFICIAL SEAL)

Before me: Kelly K. Wagner
Notary Public for Colorado
My commission expires: May 27, 1979James A. Adams
James A. AdamsBobbie R. Adams
Bobbie R. AdamsSTATE OF OREGON, County of } ss.
April 14, 1977

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)

James A. and Bobbie R. Adams
1521 Myrtle
Brighton, Colorado 80601
GRANTOR'S NAME AND ADDRESSWesley M. and Mary E. Krivonen
3744 Laverne
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Krivonen
Above

NAME, ADDRESS, ZIP

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

Krivonen
Above

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 14th day of APRIL, 1977, at 11:26 o'clock A.M., and recorded in book M77 on page 6293 or as file/reel number 28079, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Wagner Deputy
Recording Officer

FEE \$ 3.00