

1-1-74

28729

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That MARJORIE E. COPPINGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RORY JAMES MAVOR AND LEILA HOPE MAVOR, 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:

Beginning at a point on the East and West center section line 165 feet West of the center of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence North and parallel to the West line of the Southeast quarter of the Northwest quarter of said Section 12, a distance of 660 feet; thence West and parallel to the South line of said forty a distance of 165 feet; thence South and parallel to the West line of said forty a distance of 660 feet; thence East on East and West center Section line of said Section 12 a distance of 165 feet to the place of beginning.

(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 \$ 38,500.00. However, the actual consideration consists of or includes other property or value given or promised which is hereby acknowledged (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 27th 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.

Marjorie E. Coppinger

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
April 27, 1977

Personally appeared the above named Marjorie E. Coppinger

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

Before me: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 12-12-80

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 _____

_____ 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: _____

Marjorie E. Coppinger

GRANTOR'S NAME AND ADDRESS

Rory James and Leila Hope Mavor

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Falls Real Estate Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Rory James and Leila Hope Mavor
5508 Balsam Drive
Klamath Falls, Oregon 97601
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 27th day of APRIL, 1977, at 3:02 o'clock P.M., and recorded in book M77 on page 7187 or as file/reel number 28729.

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

W. D. MILNE
Recording Officer
By Hazel Quazir Deputy

FEE \$ 3.00