

29736

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
Martin

Ellen E. Tinker, aka Ellen E.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeffrey C.
Ringulet, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:The North ½ of Lot 10, Block 14, INDUSTRIAL 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. Sewer use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions as contained in deed dated July 24, 1923, recorded August 9, 1923 in Volume 61, page 357, Deed Records 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 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 \$ 11,000.00

~~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 17 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 17, 1977Personally appeared the above named
Ellen E. Tinker, aka Ellen E.
Martinand acknowledged the foregoing instru-
ment to be her voluntary act and deed.(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 2-3-79

Ellen E. Tinker, aka Ellen E.
MartinSTATE OF OREGON, County of } ss.
April 17, 1977Personally 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 be-
half 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

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
Klamath Falls, Oregon 97601
Klamath Falls, Oregon 97601

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
18th day of MAY, 1977,
at 9:17 o'clock A.M., and recorded
in book M77 on page 8631 or as
file/reel number 29736.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

By Hazel Magaz Deputy
Recording Officer

FEE \$ 3.00