

30529

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WALLACE ESGATE and MAE L. ESGATE, an estate in fee simple as tenants by the entirety, as to an undivided one-half interest, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELDON V. STIVERS and PEGGY M. STIVERS, an estate in fee simple as tenants by the entirety, 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:

PARCEL TWO:

Lots 32A and 32B in Block 6 of RAILROAD ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the 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.

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 \$4,000.00.

part of the

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 1st day of June, 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)

Wallace Esquite
nae Esquite

STATE OF OREGON,)
County of Klamath) ss.
June 1st, 1977

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

Personally appeared **and**

Personally appeared the above named WALLACE
ESGATE and MAE L. ESGATE, tenants
in the entirety,

.....who, being duly sworn,
each for himself and not one for the other, did say that the former is the
S..... president and that the latter is the
..... secretary of

..... and acknowledged the foregoing instru-
ment) to be their..... voluntary act and deed.

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.

Believe me: _____
(OFFICIAL SEAL) _____
Notary Public for Oregon
My commission expires: 9-1-79

Notary Public for Oregon
My commission expires:

WALLACE & MAE L. ESGATE
1833 Hawthorne Street
Klamath Falls, Oregon 97601

STATE OF OREGON, }
County of Klamath } ss.

ELDON V. & PEGGY M. STIVERS
515 Broad Street
Klamath Falls, Oregon 97601

I certify that the within instrument was received for record on the 3 day of June, 1977, at 3:37 o'clock PM., and recorded in book M77 on page 9729 or as file/reel number 20529, Record of Deeds of said county.

After recording return to:

ELDON V. & PEGGY M. STIVERS
515 Broad Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Witness my hand and seal of
County affixed.

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

ELDON V. & PEGGY M. STIVERS
515 Broad Street
Klamath Falls, Oregon 97601

Wm. D. Milne
Recording Officer
By *Hand* *Thane* Deputy

Fee \$3.00

Fee \$3.00