

31171

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD T. WHITLATCH and CAROL A. WHITLATCH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE E. MCCORD and HELEN M. MCCORD, 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:

Lot 6 in Block 42, 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.

(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 Mortgage in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs (L-92064-P), recorded August 24, 1972 in Volume M72, page 9487, Microfilm Records of Kl. Co.Or, which the grantee herein agrees to assume & pay according to the terms 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 \$ 32,500.00. 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 20th 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)

RICHARD T. WHITLATCH *Richard T. Whitlatch*

CAROL A. WHITLATCH *Carol A. Whitlatch*

STATE OF OREGON,)
County of Klamath) ss.
June 20th, 1977

STATE OF OREGON, County of) ss.
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 _____

Personally appeared the above named Richard T. Whitlatch and Carol A. Whitlatch, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

_____ 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.

(OFFICIAL SEAL)

Before me: *Judy B. Pugh*
Notary Public for Oregon
My commission expires: 8-12-77

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Richard T. Whitlatch

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Dale E. McCord

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dale E & Helen M McCord
220 Indian House Dr.
Nemo, Ca. 91760
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 20th day of JUNE, 1977, at 3:37 o'clock P.M., and recorded in book M77 on page 10829 or as file/reel number 31274. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Magee* Recording Officer
Deputy

FEE \$ 3.00

Return: USNDO main