

MTC 1457-3680

WARRANTY DEED

Vol. 17 Page 105

KNOW ALL MEN BY THESE PRESENTS, That LOCKETT C. BALLARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOBBIE JUNE SNYDER and LYNDIA DAWN PAUGH, each an undivided one-half interest 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:

Government Lot 1 of Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, Excepting therefrom the Easterly 990 feet.

Subject to; a Deed of Trust from Grantor to Equitable Savings and Loan Association, an Oregon Corporation dated October 29, 1968 in the principal amount of \$15,000.00 recorded in Klamath County Deed records at Volume M-68, page 10000, which grantees expressly assume.

(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 reservations, restrictions, easements, rights of way of record and those apparent on the land,

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 \$ 29,400.00. ~~However, the actual consideration consists of the value of the property as given or provided which is \$29,400.00.~~ (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 day of June 21, 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.

Lockett Ballard

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
June 21, 1977.

Personally appeared the above named  
LOCKETT C. BALLARD

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

(OFFICIAL SEAL)

Before me:  
Notary Public for Oregon

My commission expires: 5/26/78

BALLARD

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 \_\_\_\_\_

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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

Snyder & Paugh

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bobbie J. Snyder  
10 MTC BRANCH.

NAME, ADDRESS, ZIP

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

Equitable Savings & Loan

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of Klamath

I certify that the within instrument was received for record on the 21st day of JUNE, 1977, at 2:48 o'clock P.M., and recorded in book M77 on page 10900 or as file/reel number 31352. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Duane Deputy Recording Officer

FEE \$ 3.00