

32662

WARRANTY DEED

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12702

KNOW ALL MEN BY THESE PRESENTS, That ERWIN L. PADGETT and MARGUERITE PADGETT, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY L. HURTADO and LORI J. HURTADO, 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:

The Westerly 60 feet of Lots 3 and 4 in Block 52 of BUENA VISTA 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 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 \$16,500.00. ~~the whole consideration (indicate in which) (The sentence between the symbols X, if not applicable, should be deleted, see back of form.)~~

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 18th day of JULY, 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.
JULY 18, 1977

Personally appeared the above named
Erwin L. Padgett and
Marguerite Padgett, husband
& wife and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me, Donald Bert Hamilton
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: MARCH 20, 1981

Erwin L. Padgett
Marguerite Padgett
STATE OF OREGON, County of) ss.
JULY 18, 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 _____, 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)

Erwin L. and Marguerite Padgett
116 W. Oregon
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Rodney L. and Lori J. Hurtado

GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First
540 Main
NAME, ADDRESS, ZIP
Rodney L. Hurtado
116 W. Oregon
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of KIAMATH) ss.

I certify that the within instru-
ment was received for record on the
18th day of JULY, 1977,
at 3:25 o'clock P.M., and recorded
in book M77 on page 12702 or as
file/reel number 32662,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE
Recording Officer
By _____ Deputy

FEE \$ 3.00

JUL 18 PM 3 25