

32847

WARRANTY DEED

Vol. 111 Page 12970

MTC 3763

KNOW ALL MEN BY THESE PRESENTS, That HARRY P. WAGGONER and NORMA E. WAGGONER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ORE. CAL. GENERAL WHOLESALE, INC., 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:

This instrument being recorded to correct the following portion of the description in M72, page 8706, corrected to read as follows:

The S $\frac{1}{2}$ of Lot 8, all of 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and S $\frac{1}{2}$ of the vacated alley adjoining Lot 23 in Block 24, BUENA VISTA ADDITION to the City of Klamath Falls, 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

SUBJECT TO: Easements and encumbrances of record and those apparent on the ground

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 \$ 34,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 7 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)

HARRY P. WAGGONER

NORMA E. WAGGONER

STATE OF OREGON,

County of Klamath

July 15, 1977

STATE OF OREGON, County of _____ ss.

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 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/14/79

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC - Judy

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21 day of July, 1977,

at 2:13 o'clock P.M., and recorded in book M.77 on page 12970 or as file/reel number 32847.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

wm. D. Milne

By Pat McCullough, Recording Officer Deputy

Fee \$3.00