

1-1-74

33112

WARRANTY DEED

Vol. 11 Page 13413KNOW ALL MEN BY THESE PRESENTS, That JOHN COLBY and DIANA COLBY, husband
and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE HORTON and SHIRLEY HORTON, 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, descripts as follows, to-wit:

Lots 18, 19 and 20 in Block 27 of SECOND 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.

SUBJECT TO:

1. 1977-78 taxes, a lien but not yet due and payable.
2. Trust Deed in favor of Firstbank Mortgage Corporation, a Washington corporation, recorded August 25, 1972 in Volume M72, page 9553, Microfilm Records of Klamath County, Oregon which the grantee herein agrees to assume and pay according to the terms contained therein.

(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 as stated above

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 \$ 10,000.00.
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 25 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)

JOHN COLBY

DIANA COLBY

STATE OF OREGON } ss.
County of Douglas
July 25, 1977

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 _____

_____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-27-81

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Mr. and Mrs. John Colby

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Wayne Horton
1702 Worden
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Wayne Horton
1702 Worden
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
27 day of July, 1977,
at 2:15 o'clock P.M., and recorded
in book M. 77 on page 13413 or as
file/reel number 33112,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By Pat McCullough Deputy
Recording Officer

Fee \$3.00