

TIA 38-12741-M

FORM No. 633—WARRANTY DEED (Individual or Corporate)

STANDARD PUBLISHING CO., PORTLAND, OR. 97204

Bank

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That F. E. WHITLATCH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PEGGY JANE BOLESTA, 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 31 in LOST RIVER COURT ADDITION TO MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; and also the 1963 Van Dyke Mobile Home, Serial No. 6G3VFD2X992, which is permanently affixed to and is a part of the land hereinabove described.

ALL SUBJECT TO: (1) 1975-76 taxes; (2) Liens of the City of Merrill, if any; (3) Restriction, including the terms and provisions thereof, dated January 5, 1948, recorded September 14, 1948, in Deed Volume 225, page 84, from Bessie Greenmyer to E.L. Hitt and Eva M. Hitt, records of Klamath County, Oregon; and (4) Easements and rights of way of record or apparent on the land.

(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

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 \$11,000.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$11,000.00. (The sentence between the symbols X and X should be deleted if the consideration is not in dollars and cents.)~~

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 15th day of August, 1975; 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 Curry, ss.

September 18, 1975

Personally appeared the above named F. E. Whitlatch

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7-24-77

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____.

_____ 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.

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

F. E. Whitlatch
Route 1, Box 68, c/o Surfside Park
Brookings, Oregon 97415
GRANTOR'S NAME AND ADDRESS

Peggy Jane Bolesta
P. O. Box 574
Merrill, Oregon 97633
GRANTEE'S NAME AND ADDRESS

After recording return to:
Peggy Jane Bolesta
P. O. Box 574
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

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

Peggy Jane Bolesta
P. O. Box 574
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 2nd day of AUGUST, 1977, at 9:41 o'clock A.M., and recorded in book M77 on page 13775 or as file/reel number 33350, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Gray, Recording Officer
Deputy

FEE \$ 3.00