

33641

WARRANTY DEED

Vol. 77 Page 14167

KNOW ALL MEN BY THESE PRESENTS, That Fay F. Montgomery and Ruby Irene Montgomery, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Barry W. Purnell

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 13, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Sewer use charges, if any, due to the City of Klamath Falls.
2. Right of Way, including the terms and provisions thereof, as contained in Instrument dated December 15, 1958, recorded December 17, 1958 in Volume 307, page 654, Deed Records of Klamath County, Oregon, granted to The California Oregon Power Company, a California corporation.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$ 26,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 5th day of August 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, ss.
County of Klamath,
August 5, 1977.

Personally appeared the above named Fay F. Montgomery and Ruby Irene Montgomery, husband and wife

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

Notary Public for Oregon
My commission expires: 4/24/81

STATE OF OREGON, County of Klamath, ss.
1977.

Personally appeared _____, 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)

After recording return to:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Klamath First
540 Main

NAME, ADDRESS, ZIP

Barry W. Purnell
2027 Oregon Ave

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath.
I certify that the within instrument was received for record on the 5th day of AUGUST, 1977, at 3:19 o'clock P.M., and recorded in book 477 on page 14167 or as file/reel number 33-641. Record of Deeds of said county. Witness my hand and seal of County affixed.

W. D. MILNE Recording Officer
FEE \$ 3.00 By [Signature] Deputy