

34446

SPECIAL WARRANTY DEED

Vol 77 Page 15327

KNOW ALL MEN BY THESE PRESENTS, That David Charles Groves,

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Patrick Michael Downey and Norma Marie Downey, husband & wife AKA Patrick M. & Norma M. Downey hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 6 Block 6, Fairview 2nd addition to the City of Klamath Falls, Klamath County, Oregon.  
Subject to: easements and rights of way of record and those 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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

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 12th 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,

STATE OF OREGON,

) ss.

County of Klamath

August 12, 1977

Personally appeared the above named

David Charles Groves

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2/16/81

STATE OF OREGON,

) ss.

Person

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STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record on the 19 day of August, 1977, at 3:52 o'clock p.m., and recorded in book m77 on page 15327 or as file/reel number 34446.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

fee 3.00 Wm. D. Milne

Recording Officer

By Hazel Wray Deputy

Groves

GRANTOR'S NAME AND ADDRESS

Downey

GRANTEE'S NAME AND ADDRESS

After recording return to:

Certified Mortgage Co.

928 Klamath Ave.

Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

Patrick M. Downey

549 Fulton

Klamath Falls, Or.

NAME, ADDRESS, ZIP