

34745

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EDWIN K. GIBBONS and DIANNE K. GIBBONS, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES MERLE CAHAN, JR. and KAREN LEE CAHAN, 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, described as follows, to-wit:

Lot 8, Block 1, SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable.
2. Statutory powers, including the power of assessment of So. Suburban Sanitary Dist.
3. Set back reservations contained in deed recorded Jan. 16, 1933 in Vol. 98, page 303, Deed Records of Klamath County, 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

EXCEPT THOSE AS SET FORTH 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 \$36,000.00

(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 25th 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)

Edwin K. Gibbons
Dianne K. Gibbons

STATE OF OREGON,

County of Klamath
August 25, 1977

STATE OF OREGON, County of

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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

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

By *William D. Hume*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/78

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GIBBONS

GRANTOR'S NAME AND ADDRESS

CAHAN

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Charles Merle Cahan, Jr.
4434 Peck Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs
1225 Ferry St. S. E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of August, 1977, at 3:40 o'clock P. M., and recorded in book M77 on page 15762 or as file/teel number 34745. Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. Hume
By *Flora Drazil* Recording Officer Deputy

FEE \$ 3.00