

38-12994

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

MILLS-BESS LAW PUBLISHING CO., PORTLAND, OR, 97204

34896

WARRANTY DEED

Vol. 77 Page 15974

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. HAMMER and PATRICIA J. HAMMER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD R. WALKER and LINDA M. WALKER, 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:

Beginning at the Southeast corner of Block 64, the same being also the Southeast corner of Lot 1 in Block 64 of NICHOLS ADDITION TO LINKVILLE (now City of Klamath Falls) Oregon; thence in a Northwesterly direction along the Westerly line of Eighth Street a distance of 65 feet; thence at right angles in a Southwesterly direction parallel with Lincoln Street a distance of 65 feet more or less to the Southwesterly line of said Lot 1; thence at right angles in a Southeasterly direction following the Southwesterly line of Lot 1 for a distance of 65 feet to the Northwesterly line of said Lincoln Street; thence in a Northeasterly direction along the said Lincoln Street a distance of 65 feet to the place of beginning, being the Southeasterly 65 feet square of said Lot 1 in said Block 64 of said Addition. (continued)

(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 \$ 20,797.29

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,797.29. The whole or part of the consideration paid for this transfer, stated in terms of dollars, is \$ 20,797.29. The whole or part of the consideration paid for this transfer, stated in terms of dollars, is \$ 20,797.29.

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 23 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)

Robert L. Hammer
Patricia J. HammerSTATE OF OREGON,)
County of Klamath) ss.
August 23, 1977STATE OF OREGON, County of) ss.
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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.

Before me:

(OFFICIAL SEAL)

Personally appeared the above named ROBERT L. HAMMER AND PATRICIA J. HAMMER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 7-7-79Notary Public for Oregon
My commission expires:Robert L. and Patricia J. Hammer
1210 Prescott Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESSRonald R. and Linda M. Walker
737 Lincoln
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESSAfter recording return to:
Mr. and Mrs. Ronald R. Walker
737 Lincoln
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

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NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

32818

15975

(legal description continued)

SUBJECT to the terms and conditions of a certain Trust Deed dated June 22, 1976, and recorded June 22, 1976, in the official records of Klamath County at the office of the Klamath County Clerk at Book M-76, page 9264, wherein Robert L. Hammer and Patricia J. Hammer are Grantor, Transamerica Title Insurance Company is Trustee, and First National Bank of Oregon is Beneficiary, which trust deed the Buyers agree to assume and pay according to its terms.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of TRANSAMERICA TITLE INS. CO.
his 30th day of AUGUST A. D. 1977 at 10:33 o'clock AM. and
duly recorded in Vol. M77, of DEEDS on Page 15974
FEE \$ 6.00
By Wm D. MILNE, County Clerk
Hazel Dray