

MTC-3837

Vol. 11 Page 16205
AGENCY INVESTORS, INC.

35051

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST S. MONROE
and DULCY M. MONROE, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 34, Township 34 South, Range
7 East of the Willamette Meridian, Klamath County, Oregon, more particularly desc-
ribed as follows:

Beginning at the interesection of the West line of Lalakes Avenue and the South
line of Schonchin Street; thence Southerly along the West line of Lalakes Avenue,
179 feet to the point of beginning; thence continuing South along Lalakes Avenue,
50 feet; thence Northwesterly parallel to Schonchin Street to the East line of
Charley Avenue; thence Northeasterly along Charley Avenue, 74.05 feet; thence
Southeasterly parallel to Schonchin Street to the point of beginning, being lot
60 and the Southerly portion of Lot 59 of unrecorded SPINKS ADDITION.

(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:
Taxes for the fiscal year 1977-78, a lien but not yet due and payable.

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 \$9,500.00.
~~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 2nd 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.

AGENCY INVESTORS, INC.

By: Wallace H. Watkins
Pres. & Trustee(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

Personally appeared the above named

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of KlamathPersonally appeared Wallace H. Watkins and

each for himself and not one for the other, did say that the former is the
resident and that the latter is the

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 be-
half 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:

Notary Public for Oregon

My commission expires: 8-18-77(OFFICIAL
SEAL)

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-
ment was received for record on the
1st day of SEPTEMBER, 1977,
at 9:37 o'clock A.M., and recorded
in book 117 on page 16205 or as
file/reel number 35051
Record of Deeds of said county.

Witness my hand and seal of

County of Klamath

WM. D. MILNE

By: Arzel D. Draz Recording Officer
Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ernest S. Monroe & Dulcy M. Monroe
P.O. Box 638
Chiloquin, Oyo 97624

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

Same as above

NAME, ADDRESS, ZIP