

MTC 4009

L# 0141323

Vol. 77

Page 16786

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

1-1-74

35440

WARRANTY DEED

B. PHILIP SCOTT AND CATHERINE SCOTT,

KNOW ALL MEN BY THESE PRESENTS, That PHILIP SCOTT AND CATHERINE SCOTT, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH STICKLEN, JR. AND GAYLE STICKLEN, 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:

Lots 3 and 4, in Block 9 of KLAMATH LAKE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk 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 easements or restrictions of record, common to the area or apparent on the face of the land

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 \$ 16,500.00. 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 8th day of Sept, 19 77; 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, County of Klamath, ss. Personally appeared Philip B. Scott and Catherine Scott, 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

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named PHILIP SCOTT AND CATHERINE SCOTT, husband and wife

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

Before me: Sherald W. Brown (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-78

Notary Public for Oregon
My commission expires:

Sticklen Jr. Keith and Gayle
3508 Lakeport Bv
Klamath Falls, Oregon 97601
GRANTEES

Scott, Philip and Catherine
326 Torrey
Klamath Falls, Oregon 97601
GRANTEES

After recording return to: GRANTEES

SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of KLAMATH

I certify that the within instrument was received for record on the 9th day of SEPTEMBER, 19 77, at 11:32 o'clock AM., and recorded in book M77 on page 16786 or as file/reel number 35440

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

WM. D. MILNE

By Sherald W. Brown Recording Officer Deputy

FEE \$ 3.00