

1-1-74

35557

WARRANTY DEED

Vol. 77 Page 16955

KNOW ALL MEN BY THESE PRESENTS, That Eleanor M. Gant, Realtor, George Santy, Realtor, and Bob Strand Realty, Inc. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James H. Cameron and Dorothy Cameron, husband and wife as joint tenants, 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 7 of Block 33, Oregon Pines, 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 covenants, conditions and restrictions recorded August 4, 1971 in Vol. M71, Page 8196, Microfilm Records of Klamath County, Oregon, & Articles of Asso. recorded April 28, 1971 in Vol. M71 Page 8196 of Klamath County, Oregon, 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 \$ 7,500.

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 September, 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.

OFFICIAL SEAL
DEBORAH HEYEN
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires May 6, 1979
STATE OF OREGON
County of Los Angeles
September 2, 1977

Eleanor M. Gant, Realtor
Bob Strand Realty, Inc.
George Santy, Realtor
STATE OF OREGON, County of Los Angeles ss.
Personally appeared Robert M. Strand and each for himself and not one for the other, did say that the former is the president of the 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.

Personally appeared the above named Eleanor M. Gant & George Santy

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Before me:
(OFFICIAL SEAL)
DEBORAH HEYEN
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires May 6, 1979

Eleanor M. Gant Realtor
15111 E. Whittier Blvd. Suite 437
Whittier, California 90603
GRANTOR'S NAME AND ADDRESS
Mr. & Mrs. James H. Cameron

GRANTEE'S NAME AND ADDRESS
After recording return to:
James & Dorothy Cameron
4332 Allott
Sherman Oaks, Calif. 91423
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
as above
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 12th day of September, 1977, at 12:58 o'clock P.M., and recorded in book M77 on page 16955 or as file/reel number 35557, Record of Deeds of said county.

Witness my hand and seal of County of Klamath
Wm. D. Milne, Recording Officer
By Bernetha S. DeLoach Deputy
Fee \$3.00