

35603

WARRANTY DEED

Vol. 77 Page 17019

KNOW ALL MEN BY THESE PRESENTS, That HAROLD ALLAN TAYLOR and EDNA MYRTLE TAYLOR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES LEE RICHMOND and SUSAN TAYLOR RICHMOND, 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 4, Block 9 of Wagon Trail Acreages Number One, and Addition, 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 those shown of public record; taxes of the year 1977-78 a lien not yet payable; a Trust Deed to Brooks Resources Corporation, recorded in Volume Page microfilm records of Klamath County, which mortgage grantees herein assume and agree to 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 \$ love and affection which includes encumbrance assumed. 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 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.

(If executed by a corporation
affix corporate seal)

Harold A. Taylor
Edna Myrtle Taylor

STATE OF OREGON,

County of

19

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 Marion

September 9, 1977

Personally appeared Harold A. Taylor and Edna Myrtle Taylor

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 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:

John A. Stark

Notary Public for Oregon

My commission expires: September 1, 1980

(OFFICIAL
SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
13th day of SEPTEMBER, 1977,

at 10:16 o'clock AM., and recorded
in book M77 on page 17019 or as
file/reel number 35603.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. R. Miland

Recording Officer

By Hazel Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

After recording return to:

JAMES L. RICHMOND
11795 PEACH TREE CIRCLE
VICTORIA, CALIFORNIA 92399

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

SAME

NAME, ADDRESS, ZIP