

1-74

35604

WARRANTY DEED

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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 1, in Block 6 of Wagon Trail Acreages Number One, Second 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 for the year 1977-78 a lien not yet payable; a Trust Deed to Brooks Resources Corporation, recorded October 28, 1976 in Volume M76, Page 17162 microfilm records of Klamath County, which mortgage grantees herein assume and /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 & 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 9th 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, ss.
County of _____, 19__

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Marion, ss.
September 9, 1977

Personally appeared Harold 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 _____

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:

Notary Public for Oregon

My commission expires: September 1980

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES L. RICHMOND
11795 PEACH TREE CIRCLE
YUCATA CALIFORNIA 92399

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of KLAMATH

I certify that the within instrument was received for record on the 13th day of SEPTEMBER, 1977, at 10:16 o'clock AM, and recorded in book M77 on page 17020, or as file/reel number 35604.

Record of Deeds of said county.

Witness my hand and seal of _____ County affixed.

Wm. J. Hilland Recording Officer

By Hazel D. Hilland Deputy

FEE \$3.00

44-300

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