

35610

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GARY ALAN COLVIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL E. HOLMES and WILMA JANE HOLMES, 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:

The East 20 feet of Lot 14, all of Lot 15 and the West 42 feet of Lot 16 in Block 39 of FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.

(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

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 \$37,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols $\circ$, 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 13th 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)

STATE OF OREGON,
County of Klamath

STATE OF OREGON, County of

September 13th, 1977

Personally appeared

Personally appeared the above named
Gary Alan Colvin

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

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Gary Alan Colvin

STATE OF OREGON,

GRANTOR'S NAME AND ADDRESS

Michael E. & Wilma Jane Holmes

County of Klamath

I certify that the within instrument was received for record on the 13th day of September, 1977, at 11:27 o'clock A.M., and recorded in book M77 on page 17028 or as file/reel number 35610. Record of Deeds of said county.

Witness my hand and seal of County affixed.

After recording return to:

Michael E. & Wilma Jane Holmes
P. O. Box 231
Midland, Oregon 97634

NAME, ADDRESS, ZIP

Department of Veterans' Affairs
1225 Ferry Street Southeast
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

Fee \$3.00

By: *Barnehart Kelch* Deputy
Recording Officer