

1-1-74

35708

WARRANTY DEED

Vol. 77 Page 17156

KNOW ALL MEN BY THESE PRESENTS, That JAMES C. BOVEE and SHARON L. BOVEE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL G. FIERCE and SHARON K. PIERCE, 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 170 feet of Lot 1 and all of Lot 2, Block 3, BEVERLY HEIGHTS ADDITION, 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 \$ 46,000.00. 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 12 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)

James C. Bovee
Sharon L. Bovee

STATE OF OREGON,

STATE OF OREGON, County of Klamath,

County of Klamath, Sept 12, 1977

Personally appeared

James C. Bovee and Sharon L. Bovee

and 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 their 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, David L. Quisenberry

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: July 1, 1978

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael G. & Sharon K. Pierce
3486 Beverly Drive
Klamath Falls, OR 97601

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

Dept. of Veterans' Affairs
1255 Ferry Street Southeast
Salem, OR 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath,

I certify that the within instrument was received for record on the 12th day of September, 1977, at 3:23 o'clock P.M., and recorded in book M77 on page 17156 or as file/reel number 35708. Record of Deeds of said county.

Witness my hand and seal of County affixed

Wm. D. Milne

Recording Officer

Fee \$3.00

By Hazel Gray Deputy