

A-15023

Vol. 77 Page 17203

FORM No. 623—WARRANTY DEED (Individual or Corporate)

1-1-74

35742

WARRANTY DEED

Lawrence E. Plemons and

KNOW ALL MEN BY THESE PRESENTS, That Margaret I. Plemons, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald R. Workman & Cora E. Workman, husband & wife, & Buff Runnels & Darle Runnels, husband & wife, 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:

All that portion of Lots 1, 8, 9, 16, and 17 in Section 11 Township 36 South, Range 11 East, Willamette Meridian, lying Southerly of the boundaries of Second Addition to Nimrod River Park as shown on the official plat on file in the office of the County Clerk of Klamath County, Oregon, and lying North of the Sprague River.

Subject to easement reserved in Vol. M69, page 6117, Deed Records 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 as of November 5, 1975;

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 \$21,249.92. 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 15 day of August, 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)

Lawrence E. Plemons
Margaret I. Plemons

STATE OF OREGON,

b STATE OF OREGON, County of _____ ss.

County of Klamath
Filed Aug 15, 1977

Personally appeared _____ 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 _____, 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.

Personally appeared the above named Lawrence E. Plemons and Margaret I. Plemons and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-5-79

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Runnels & Workman
P. O. Box 151
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 15th day of SEPTEMBER, 1977, at 11:17 o'clock A.M., and recorded in book M77 on page 17203 or as file/reel number 35742. Record of Deeds of said county.

Witness my hand and seal of County of _____

WM. D. MILNE

By Bernetha D. Litch Deputy
Recording Officer

FEE \$ 300