

35871

WARRANTY DEED

Vol. 77 Page 17406

KNOW ALL MEN BY THESE PRESENTS, That DONALD E. BAILEY and GEORGE A. PONDELLA, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by E. JOE GRAHAM and SUSAN M. GRAHAM, 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 3 in Block 2 of SHASTA VIEW TRACTS, 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-'78, a lien not yet due and payable.
2. Rules, regulations and statutory powers of South Suburban Sanitary District.
3. Reservations as contained in Deed recorded December 18, 1930, in Volume 93 at page 341, Deed Records for Klamath County, Oregon.
4. Trust Deed, including the terms and provisions thereof, dated May 17, 1977 and recorded May 20, 1977 in Volume M77 at page 8829, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, which Trust Deed, the Grantees herein assume and agree to pay according to the terms contained therein.

(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 as specifically set forth hereinabove

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 \$ 33,500.00

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 7th 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)

George A. Pondella Jr.
Donald E. Bailey

STATE OF OREGON,)
County of Klamath) ss.
September 16, 1977

STATE OF OREGON, County of) ss.
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Personally appeared the above named
George A. Pondella, Jr. and
Donald E. Bailey
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

who, being duly sworn,
for the other, did say that the former is the
president and that the latter is the
secretary of
a corporation,
the foregoing instrument is the corporate seal
instrument was signed and sealed in be-
half of its board of directors; and each of
them to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL) *W. Darlene R. Addington*
Notary Public for Oregon
My commission expires: 3-22-81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. E. Joe Graham
1578 Teja Drive
Uba City, California 95991
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Klamath First Federal Savings & Loan Assn.
540 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
16 day of September, 1977,
at 4:07 o'clock P.M., and recorded
in book M77 on page 17406 or as
file/reel number 35871,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

fee 3.00 Wm. D. Milne—County Clerk

By *Bernice L. Kelch* Deputy
Recording Officer