

T/A 38-13289-M

FORM No. 623-WARRANTY DEED (Individual or Corporate).
1-1-74

STEVENS-HESS LAW PUBLISHING CO. PORTLAND, OR 97204

36033

WARRANTY DEED

Vol. 72 Page 17615

KNOW ALL MEN BY THESE PRESENTS, That MURELLA R. ALBERT, an estate
in fee simple

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD W. PAYNE and MELANIE PAYNE, 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:

Lots 3, 4, and 5 in Block 48 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon

Subject to:

1. Taxes for the year 1977-78 are now a lien, but not yet payable.
2. An easement created by instrument, including the terms and provisions thereof recorded in Book 91 at page 353 and in Book 93 at page 61, Klamath County Records.

(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 \$ 8,000.00

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 20th 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)

Murella R. Albert

STATE OF OREGON, } ss.
County of Klamath
Sept. 20, 1977

Personally appeared the above named

Murella R. Albert

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

OFFICIAL SEAL

Before me:

Notary Public for Oregon

My commission expires: 7-21-81

STATE OF OREGON, County of } ss.
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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of September, 1977, at 4:03 o'clock P.M., and recorded in book M77 on page 17615 or as file/reel number 36033

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha D. Lelock Deputy Recording Officer

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Payne

1940 Portland, 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

SPACE RESERVED FOR RECORDER'S USE