

A-28391

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

37112

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ALICE BROWN MUELLER, formerly known as Alice P. Brown hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID H. KALUS and TROY D. FISHER, 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:

BEGINNING at the most Northerly corner of Lot 8 in Block 60 in NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence at right angles in a Southeasterly direction to Grant Street 120 feet; thence Southwesterly and parallel with Grant Street 43-1/3 feet; thence Northwesterly at right angles with Grant Street 120 feet; thence Northeasterly along the Southerly line of Grant Street 43-1/3 feet to the point of beginning, being the Northeasterly 43-1/3 feet of Lot 8 of Block 60 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk 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

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 \$ 17,500.00

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 10 day of October, 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)

x Alice Brown Mueller
Alice Brown Mueller

STATE OF OREGON,
County of ~~Multnomah~~ Klamath) ss.
October 10, 1977

Personally appeared the above named Alice Brown Mueller

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

Before me: *[Signature]*
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 2-28-1981

STATE OF OREGON, County of) ss.
Personally appeared , 19

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)

ALICE BROWN MUELLER

GRANTOR'S NAME AND ADDRESS

DAVID H. KALUS and TROY D. FISHER

GRANTEE'S NAME AND ADDRESS

After recording return to:

U. S. National Bank of Oregon
P. O. Box 4412 Rm. 1005
Portland, Oregon 97204

NAME, ADDRESS, ZIP

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

Realty Tax Service for U. S. Bank
321 S. W. 4th
Portland, Oregon 97204

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 11th day of October, 1977, at 11:40 o'clock A. M., and recorded in book M77 on page 19332 or as file/reel number 37112.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By *[Signature]* Recording Officer
Deputy

Fee \$3.00