

1-1-74

37140

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EDYTH H. DUNCAN and RUSSELL DEAN SPRINGER, not as tenants in common but with the right of survivorship, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEONARD D. SPRINGER and LAURA J. SPRINGER, 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 25 and that fractional part of Lot 22 which lies northeasterly from the extension of the line which runs between Lots 24 and 25 in Block 71 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: All real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

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 \$ 10.00.

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 1st day of July, 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)

Edyth H. Duncan
Russell D. Springer

STATE OF OREGON,)
County of Klamath) ss.
July 1, 1977.

Personally appeared the above named
EDYTH H. DUNCAN and RUSSELL DEAN SPRINGER

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

(OFFICIAL SEAL)

Before me: *Kirstine L. Prock*
KIRSTINE L. PROCK
NOTARY PUBLIC — OREGON
My commission expires: 12/16/80

STATE OF OREGON, County of _____) ss.
_____, 19____.

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)

EDYTH H. DUNCAN & RUSSELL D. SPRINGER
3437 Boardman
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

LEONARD D. & LAURA J. SPRINGER
2718 Bisbee Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Leonard D. & Laura J. Springer
2718 Bisbee Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Leonard D. & Laura J. Springer
2718 Bisbee Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 11th day of October, 1977, at 2:48 o'clock P.M., and recorded in book M77 on page 19369 or as file/reel number 37140.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By *Bernetha D. Kitch* Recording Officer
Deputy

Fee \$3.00