

1-1-74

37214

WARRANTY DEED

Vol. 77 Page 19475

GRACE K. KATT

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS ROLLINS and GENEVA ROLLINS, 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 in Block 125, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

ALSO, all that portion of the strip of land lying contiguous to the Northerly boundary of Lot 25, Block 125, Mills Addition, City of Klamath Falls, shown on the map filed May 1, 1926, in the Klamath County records, and between extensions of the Easterly boundary line and the Westerly boundary line of said Lot to the centerline of that strip of land described in the certain correction deed to the United States dated September 28, 1912, recorded in Book 38, at Page 209, filed in the records of Klamath County, State of 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 EXCEPT: Taxes for the fiscal year 1977-78, a lien but not yet due and payable. Reservations as contained in deed recorded Aug. 27, 1975 in Vol. M75, page 10038. 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 \$ 16,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 11th 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.

Grace K. Katt
Grace K. Katt

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

October 11, 1977

Personally appeared the above named

Grace K. Katt

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of) ss.

Personally appeared, 19

and 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,

County of KLAMATH

I certify that the within instrument was received for record on the 12th day of OCTOBER, 1977, at 1:40 o'clock P.M., and recorded in book M77 on page 19475 or as file/reel number 37214

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
By Bernice A. Hilt Deputy
FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Louis & Geneva Rollins
2461 Orchard Way
Klamath Falls, Oregon 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