

37308

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

1-1-74

WARRANTY DEED

Vol. 77 Page 19610

A-28515

KNOW ALL MEN BY THESE PRESENTS, That Vincent F. Herlihy and Virginia M. Herlihy, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Claude S. Kerns and Frances E. Kerns, 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 13 in Block 7 of Green Acres according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements and rights of way of record and apparent on the land, to reservations and restrictions shown on the plat and in the dedication of said subdivision and to recorded restrictions Vol. M70, page 6147. Also subject to terms and conditions of Green Acres Improvement District.

(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 fiscal year 1977-78;

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 \$49,900.00.

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 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)

Vincent F. Herlihy
Virginia M. Herlihy

STATE OF OREGON,
County of Harney } ss.
October 8, 1977

Personally appeared the above named
Vincent F. Herlihy and
Virginia M. Herlihy
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me: *Vianna O. Hall*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 5/2/78

STATE OF OREGON, County of _____ } ss.
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 be-
half 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: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: <i>Claude S. Kerns</i> <i>5418 Primrose Lane</i> <i>K. Falls, Or 97601</i> NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: <i>Dept. of Veterans Affairs</i> <i>Salem</i> NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath }
I certify that the within instru-
ment was received for record on the
13th day of OCTOBER, 1977,
at 3:29 o'clock P.M., and recorded
in book M77 on page 19610 or as
file/reel number 37308.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE
By *Bernetha S. Leitch* Recording Officer
Deputy

FEE \$ 3.00