

1-1-74

37441

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That VADA DOWNING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED G. WORLEY and PHYLLIS J. WORLEY, 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:

The South  $\frac{1}{2}$  of Lot 3 and all of Lot 4 in Block 20 of the TOWN OF MERRELL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

## SUBJECT TO:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable.

(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 THOSE AS SET FORTH ABOVE

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 \$27,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols  $\circledast$ , 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 7th 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. Vada Downing  
Vada Downing

STATE OF OREGON, )  
County of Umatilla ) ss.  
Oct. 13, 1977

Personally appeared the above named  
Vada Downing

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

Before me:  
(OFFICIAL SEAL) *Maileed Newman*  
Notary Public for Oregon  
My commission expires:

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)

Downing

GRANTOR'S NAME AND ADDRESS

Worley

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Fred Worley  
P.O. Box 373  
Merrill, Oregon 97633

NAME, ADDRESS, ZIP

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

Dept of Veteran's Affairs  
General Services Building  
Salem, Oregon 97310

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 17th day of OCTOBER, 1977, at 11:55 o'clock A.M., and recorded in book M77 on page 19805 or as file/reel number 37441, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Maileed Newman* Recording Officer  
Deputy  
FEE \$ 3.00