

37890

MTC 4497

WARRANTY DEED

Vol. 77

Page 20475

KNOW ALL MEN BY THESE PRESENTS, That KENNETH E. PAETZ and VIRGINIA A. PAETZ, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENIS L. CRAIN and JUDY C. CRAIN, husband and wife, 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 East 107 feet of Lot 2 in Block 3, MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- SUBJECT TO:
1. Public utilities easement as shown on dedicated plat.
  2. Reservations as contained in plat dedication.
  3. Covenants, conditions and restrictions imposed by instrument recorded April 29, 1970 in Volume M70, page 3339.
  4. Trust Deed in favor of First Federal Savings and Loan Association of Klamath Falls, recorded June 2, 1977 in Volume M77, page 9691, which the grantees herein agree to assume and pay according to the terms contained therein.

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 set forth above and apparent upon the land,

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 \$ 43,500.00. However, the actual consideration consists of or includes other property or value given or promised which is not stated in 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 24th 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)

*Kenneth E. Paetz*  
Kenneth E. Paetz

STATE OF OREGON,  
County of Klamath } ss.  
October 24th, 1977

STATE OF OREGON, County of \_\_\_\_\_ } ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named Kenneth E. Paetz and Virginia A. Paetz

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

(OFFICIAL SEAL) *Judy Bluba*  
Judy Bluba  
Notary Public for Oregon  
My commission expires: 8-23-81

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.

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Denise L. Crain & Judy C. Crain  
136 Leach Drive  
Midland, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of October, 1977, at 2:35 o'clock PM, and recorded in book M77 on page 20475 or as file/reel number 37890.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By *Sandra W. Black* Deputy

Fee \$3.00

37899

QUITCLAIM DEED

Vol. 77

Page 20476

RALPH D. HUNTER, SR., hereby quitclaims unto RALPH DE HUNTER, JR. and CHERYL HUNTER, husband and wife, an undivided one-half interest in the following described real property:

E 1/2 lot 1 (NE 1/4 NE 1/4) Section 4, T. 40 S., R. 9, E.W.M. Klamath County, Oregon, consisting of 20 acres, more or less.

IN WITNESS WHEREOF, Grantor has executed this instrument this 19 day of October, 1977.

*Ralph D. Hunter*  
Ralph D. Hunter, Sr.

STATE OF OREGON )  
County of Klamath ) ss.

On this 19 day of October, 1977, before me appeared the within named RALPH D. HUNTER, SR., who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

*Patricia C. Notman*  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 10/24/79

Ref: James E. McCall  
Att'y at Law  
3949 S. 6th Suite #115  
City.

Page 1 - QUITCLAIM DEED.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 24th day of OCTOBER, A.D., 1977 at 1:52 o'clock P.M., and duly recorded in Vol. M77 of DEEDS on Page 20476.

FEE \$2.00

TAX STATEMENTS TO:

Brantley  
2520 OLD MIDLAND Rd.  
KLAMATH FALLS, OREGON 97601

WM. D. MILNE, County Clerk

By *Sandra W. Black* Deputy