

1-174

37006

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GEORGE WESLEY SCHULTHEISS and PATRICIA ANN SCHULTHEISS, as Tenants by the Entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK A. GARROW and MARGARET A. GARROW, 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 4 in Block 1 of KLAMATH RIVER ACRES, Klamath County, Oregon

SUBJECT TO:

- 1) Taxes for the year 1977-78, a lien, but not yet due or payable.
- 2) Restrictions as recorded on the recorded plat of Klamath River Acres.

(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 premises, free from all encumbrances

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 \$ 30,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 7th day of October, 19 77; 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)

George Wesley Schultheiss
GEORGE WESLEY SCHULTHEISS

Patricia Ann Schultheiss
PATRICIA ANN SCHULTHEISS

STATE OF OREGON,

County of KLAMATH
October 7, 19 77

ss.

Personally appeared the above named
GEORGE WESLEY SCHULTHEISS and PATRICIA ANN SCHULTHEISS

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

(Before me:
Bernetha S. Felsch
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

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)

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 7th day of SEPTEMBER, 19 77, at 3:49 o'clock P.M., and recorded in book M77 on page 19207 or as file/reel number 37006.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Bernetha S. Felsch* Recording Officer
Deputy

FEE \$ 3.00 re-recorded to correct date _____

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

same as above
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of OCTOBER, A.D., 19 77 at 2:16 o'clock P.M., and duly recorded in Vol. M77 of DEEDS on Page 20534.

FEE NONE

WM. D. MILNE, County Clerk

By *Hazel R. Randal* Deputy