

37952

WARRANTY DEED

W. W. BUSINESS LAW PUBLISHING CO., PORTLAND, OREGON 97204

Page 20536

KNOW ALL MEN BY THESE PRESENTS, That DARREL C. DYER and MARY P. DYER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES W. MORESI, Jr. and EILEEN M. MORESI, 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:

East 1/2 of Lot 3, Block 32, HILLSIDE 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.

(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

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 \$25,500.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 26th 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)

STATE OF OREGON,)
County of Klamath) ss.
October 19, 1977.

Personally appeared the above named
Richard A. Bumala

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2-28-1981

By: Richard A. Bumala
Per Power of Attorney dated October 21, 1977
STATE OF OREGON, County of Klamath) ss.
October 19, 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

DARREL C. DYER et ux

GRANTOR'S NAME AND ADDRESS

CHARLES W. MORESI, Jr. et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:
U.S. NATIONAL BANK OF OREGON
FHA & VA REAL ESTATE CENTER
P.O. BOX 4412 RCOM 1005
PORTLAND, OREGON 97208

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

U.S. National Bank of OR #17523
c/o Realty Tax Service
321 SW 4th Portland, Or 97204
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of October, 1977, at 2:25 o'clock P.M., and recorded in book M77 on page 20536 or as file/reel number 37952, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By: Sunetha Ketch Deputy

Fee \$3.00