

A-28594

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

STEVEN H. HES LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

38223

WARRANTY DEED

Vol. <sup>M</sup> 47

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KNOW ALL MEN BY THESE PRESENTS, That Bruce L. Durant and Vernon L. Durant, Partners, doing business as Durant Real Estate, a CO-PARTNERSHIP hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

R. Mark Trelease, 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:

Lots 7, 8, 9, in Block 14, of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk, 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 \$ 26,000.00. ~~How the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (add date and month) (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 25<sup>th</sup> 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)

Bruce L. Durant

Vernon L. Durant

STATE OF OREGON,

County of Klamath

October 25, 1977

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named

Bruce L. Durant and

Vernon L. Durant

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

6-23-80

Notary Public for Oregon

My commission expires:

Durant Real Estate  
20 50 South Sixth  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

R. Mark Trelease  
4680 Peck Drive  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

For recording return to:

United States National Bank of Oregon  
FHA & VA Real Estate Center  
P. O. Box 4412, Portland, Oregon 97208  
NAME, ADDRESS, ZIP

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

United States National Bank of Oregon  
% Realty Tax Service, 321 S. W. Fourth Ave.  
Portland, Oregon 97204  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of November, 1977, at 10:39 o'clock A.M., and recorded in book M77 on page 20911 or as file/reel number 38223.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By: *Bernard J. Letach* Deputy

Fee \$3.00