

38248

WARRANTY DEED

Vol. 77 Page 20949

KNOW ALL MEN BY THESE PRESENTS, That SHELBY J. NALL and DELORES P. NALL, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARTHUR L. PAIGE and WILMA S. PAIGE as tenants by the entirety, 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 40 of LAMRON HOMES, 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 except, easements, restrictions of record, common to the area or apparent on the face of the land.

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 \$45,500.00. 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 93.620.)

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 1st day of November, 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)

Shelby J. Nall  
Delores P. Nall

STATE OF OREGON, )  
County of Klamath ) ss.  
November 1, 1977

Personally appeared the above named  
Shelby J. and Delores P. Nall  
5207 Sturdivant  
Klamath Falls, Oregon 97601  
and acknowledged the foregoing instrument to be their voluntary act and deed.

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

STATE OF OREGON, County of ) ss.  
November 1, 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)

Shelby J. and Delores P. Nall  
5207 Sturdivant  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS  
Arthur L. and Wilma S. Paige  
1303 Alder  
La Grande, Oregon 97850  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath Falls Real Estate Finance Center  
P.O. Box 1060  
Klamath Falls, Oregon 97601  
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 ) ss.

I certify that the within instrument was received for record on the 1st day of NOVEMBER, 1977, at 3:09 o'clock P.M., and recorded in book M77 on page 20949 or as file/reel number 38248.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer  
By Hazel W. Deputy  
FEE \$ 3.00