

38667

SPECIAL WARRANTY DEED

Vol. 77 Page 21534

KNOW ALL MEN BY THESE PRESENTS, That HAROLD ALLEN HILL and JANICE D. HILL, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WAYNE MAPSTEAD, CYRUS L. SMITH & NELLIE E. SMITH, as joint tenants with the right of survivorship and not as tenants in common, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All that portion of Lots 5 and 6, Block 21 of INDUSTRIAL ADDITION to the City of Klamath Falls, being more particularly described as follows:

Beginning at the most easterly corner of Lot 5 in said Block 21, thence Southwesterly along the line between Lots 5 and 4 in said Block a distance of 50 feet, thence Northwesterly parallel with Martin Street a distance of 50 feet to the line between Lots 6 and 7 in said Block, thence Northeasterly along said line between Lots 6 and 7 to the Southwesterly line of Division Street, thence Southeasterly along said line of Division Street 50 feet to the point of beginning.

SUBJECT TO accrued taxes which Grantees assume and agree to pay.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,000.00.

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 8 day of November, 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)

STATE OF OREGON,

County of Klamath } ss.
November 8, 19 77.

Personally appeared the above named
HAROLD ALLEN HILL and
JANICE D. HILL

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

Before me,
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 4-19-80

X Harold Allen Hill, Jr.
HAROLD ALLEN HILL, JR.

X Janice D. Hill
JANICE D. HILL

STATE OF OREGON, County of Klamath) ss.

November 8, 19 77.

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 be-

half 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)

HAROLD ALLEN & JANICE D. HILL, JR.
348 Division Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

WAYNE MAPSTEAD, CYRUS L. SMITH &
NELLIE E. SMITH
P.O. Box 969, Klamath Falls, OR
GRANTEE'S NAME AND ADDRESS

After recording return to:
WAYNE MAPSTEAD, CYRUS L. SMITH &
NELLIE E. SMITH
P.O. Box 969, Klamath Falls, OR
NAME, ADDRESS, ZIP

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

WAYNE MAPSTEAD, CYRUS L. SMITH &
NELLIE E. SMITH
P.O. Box 969, Klamath Falls, OR
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
8th day of November, 19 77,
at 4:15 o'clock P.M., and recorded
in book M77 on page 21534 or as
file/reel number 38667.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By Hazel D. Milne Deputy
Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE