

39539

WARRANTY DEED

KLEINHEIMER LAW PUBLISHING CO., PORTLAND, OR, 97208

Vol 111 Page 22932

38-13673

KNOW ALL MEN BY THESE PRESENTS, That Wayne A. Wilcox and Richard M. Clark, each as to an undivided $\frac{1}{2}$ interest, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Keith E. Read

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 5 in Block 16, RIVERSIDE ADDITION IN THE CITY OF KLAMATH FALLS, 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 as noted of record as of the date of this deed, and those apparent upon the land, if any, as of the date of this deed,

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 \$ 37,500.00

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 17th 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)

STATE OF OREGON, } ss.
County of Klamath
November 17, 1977.

Personally appeared the above named Wayne A. Wilcox and Richard M. Clark

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

Before me, *Wm D Milne*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 2-3-79

Richard M. Clark
STATE OF OREGON, County of Klamath, 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: _____

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 25 day of Nov., 1977, at 3:49 o'clock PM., and recorded in book M 77 on page 22932 or as file/reel number 39539, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm D Milne

Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
Klamath Falls, Oregon 97601
P.O. Box 1936

NAME, ADDRESS, ZIP

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

Keith E. Read
140 South Eugene
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP