

39724

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOE P. JONES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER A. WOODARD, JR.

, 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 4 in Block 37, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: Covenants, conditions, plat restrictions, reservations, rights, rights of way and easements now of record.

(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 \$ 4,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 28 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, County of Klamath) ss.
November 28, 1977

Personally appeared the above named

JOE P. JONES

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

Before me:

(OFFICIAL SEAL)

Marian Elsemore

Notary Public for Oregon

My commission expires: 1-18-81

STATE OF OREGON, County of Klamath) ss.
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)

Joe P. Jones
273 West Oregon Avenue
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Walter A. Woodard, Jr.
528 Mt. Whitney Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Kla First Fed.
Main

NAME, ADDRESS, ZIP

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

Kla First Fed
Main

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of November, 1977, at 11:35 o'clock A.M., and recorded in book M77 on page 23186 or as file/reel number 39724, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernethard J. Jetch Deputy

Fee \$3.00