

L#014 1425 MTC-4674

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

1-1-74

39810

WARRANTY DEED

Vol. M77 Page 23311

KNOW ALL MEN BY THESE PRESENTS, That David C. Groves and Linda M. Groves, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael I. Spencer

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:

The South one-half of Lots 5 and 6 in Block 18, of NORTH KLAMATH FALLS ADDITION to the City of Klamath Falls, 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 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 \$34,000.00. 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 93.030.)

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 1st day of November DEC., 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)

David C. Groves

Linda M. Groves

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

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named David C. Groves and Linda M. Groves, husband and wife

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

Before me, Barclay V. Beaver
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 1-12-78

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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath Falls Lumber Co
Shasta Klays
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of December, 1977, at 3:56 o'clock P.M., and recorded in book M77 on page 23311 or as file/reel number 39810, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By Barclay V. Beaver Deputy

Fee \$3.00