

38-13162 01-11016

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

1-1-74

40044

WARRANTY DEED

STEVENS NEWS PUBLISHING CO., PORTLAND, OR. 97204

Vol. 77 Page 23655

KNOW ALL MEN BY THESE PRESENTS, That Gerald C. Musselman, Sr. and Ruth M. Musselman, Gerald C. Musselman, Jr. and Marcia L. Musselman hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James L. Huntsman

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 7 in Block 15 EWAUNA HEIGHTS ADDITION TO 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 \$12,750.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 17th day of November, 1977. if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Gerald C. Musselman, Sr.  
Gerald C. Musselman, Sr.

Ruth M. Musselman  
Ruth M. Musselman

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

STATE OF OREGON, County of } ss.  
November 17, 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)

Personally appeared the above named Gerald C. Musselman, Sr. and Ruth M. Musselman, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 6-30-78

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Fed. Main

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

23656

STATE OF ~~OREGON~~, CALIFORNIA

County of Contra Costa } ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 15<sup>th</sup> day of November, 19 77,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named Gerald C. Musselman, Jr. and Marcia L. Musselman,  
husband and wife

known to me to be the identical individual B described in and who executed the within instrument and  
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.



Katherine L. Nyberg  
Notary Public for Oregon, California  
My Commission expires Feb. 2, 1980

Marcia L. Musselman  
Gerald C. Musselman

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Transamerica Title Co.  
this 6th day of December A. D. 1977 at 3:30 clock P.M., and  
duly recorded in Vol. 1177, of Deeds on Page 23655

Wm D. MILHE, County Clerk

Bretha H. Ketch

Fee \$6.00