

40637

WARRANTY DEED

STEVENS-HESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 77 Page 24507

KNOW ALL MEN BY THESE PRESENTS, That

JERRY A. HALVORSEN AND WILLIAM A. ROSSWORN, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHAFER ELECTRIC CO., INC.

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 100 of BUENA VISTA ADDITION TO THE CITY of Klamath Falls, Klamath County, Oregon

SUBJECT TO: Trust Deed dated Feb. 28, 1977 and recorded March 8, 1977 in Book M-77 at Page 3945, Trustor being Jerry A. Halvorsen and William A. Rossworn, Beneficiary being First Federal Savings and Loan Assoc. of Klamath Falls, Oregon, a corporation, of which grantee herein agrees to assume and 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 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 any covenants, conditions, restrictions, easements or rights of way of record.

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 \$ 41,976.00. 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 (1), 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 13th day of December, 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.
December 13 1977Personally appeared the above named
Jerry A. Halvorsen
William A. Rossworn
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 7-21-81

Jerry A. Halvorsen
JERRY A. HALVORSEN
William A. Rossworn
WILLIAM A. ROSSWORNSTATE OF OREGON, County of Klamath } ss.
December 13 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

JERRY A. HALVORSEN

WILLIAM A. ROSSWORN

GRANTOR'S NAME AND ADDRESS

SHAFER ELECTRIC CO., INC.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
2320 Washburn Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Grantee
2320 Washburn Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIPSPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of December, 1977, at 11:10 o'clock A.M., and recorded in book M77 on page 24507 or as file/reel number 40637. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer
By Bernice A. Kelsch Deputy

Fee \$3.00