

03-41435 M/T 4768

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

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

1-1-74

40963

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN R. DAVIS JR. and MARION S. DAVIS, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTOPHER M. BARUTH and BARBARA E. BARUTH, as tenants by the entirety, 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 14, Block 35 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, 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, easements or restrictions of record, common to the area or apparent on the face of the land.

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 \$47,500.00

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 33.030.)

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 12th 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

December 12, 1977

Personally appeared the above named

John R. Davis Jr. and

Marion S. Davis

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

Before me:  
(OFFICIAL SEAL) *Bernard V. Brown*  
Notary Public for Oregon  
My commission expires: 11-12-78

John R. and Marion S. Davis

1031 N. Eldorado

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Christopher M. and Barbara E. Baruth

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Trust Federal  
2943 So 6th  
City

NAME, ADDRESS, ZIP

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

Klamath Trust Federal  
2943 So 6th  
City

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

December 12, 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)

STATE OF OREGON,

County of Klamath

I certify that the within instrument

was received for record on the

28th day of December, 1977,

at 12:40 o'clock P.M., and recorded

in book N77 on page 24988 or as

file/reel number 40963.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne

Recording Officer

By *Bernadette A. Ketch* Deputy

Fee \$3.00

SPACE RESERVED  
FOR  
RECORDER'S USE