

1-1-74

41303

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES L. RICHESON and SHIRLEY L. RICHESON, As Tenants by the Entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANTON C. KOONTZ and JOHNNIE M. KOONTZ, Husband and Wife, 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:

The NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Township 39 South, Range 12 East of the Willamette Meridian, 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

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 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 5TH day of JANUARY, 1978; 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)

CHARLES L. RICHESON

SHIRLEY L. RICHESON

STATE OF OREGON,

County of KLAMATH

JANUARY 5TH, 1978

Personally appeared the above named

CHARLES L. RICHESON and
SHIRLEY L. RICHESON

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

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 4/24/81

STATE OF OREGON, County of Klamath ss.

1978

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:

RICHESON

GRANTOR'S NAME AND ADDRESS

KOONTZ

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee at:

KFF

NAME, ADDRESS, ZIP

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

MR & MRS STANTON C. KOONTZ

At L. Box 48A

Bonanza, ORE. 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of January, 1978, at 10:37 o'clock A.M., and recorded in book M78 on page 281 or as file/reel number 41303.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: [Signature] Recording Officer

Deputy

Fee \$3.00