

L#0141461

MTC- 4851

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

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

1-1-74

WARRANTY DEED

Vol. M Page 609

41537

KNOW ALL MEN BY THESE PRESENTS, That DEWEY S. HODGIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND D. BIXLER and AUDREY M. BIXLER, 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 9 in Block 3 of FIRST 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, 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 \$10,500.00

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 3rd 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.

Noble L. Hodgin for Dewey S. Hodgin
Dewey S. Hodgin

(If executed by a corporation)

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON WASHINGTON

County of Klamath THURSTON

On this the 3 day of January, 1978 personally appeared

Noble L. Hodgin, who, being duly sworn (or affirmed), did say that he is the attorney in fact for Dewey S. Hodgin and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

Bonnie D. Jager
(Signature)

(Title of Officer)

GRANTOR'S NAME AND ADDRESS

Raymond D. and Audrey M. Bixler
3735 Pine Grove Road
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Co. 1st Fed.
So. 6th Br.

NAME, ADDRESS, ZIP

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

Raymond D. and Audrey M. Bixler
3734 Pine Grove Road
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

County of Klamath

I certify that the within instrument was received for record on the 10th day of January, 1978, at 3:22 o'clock P.M., and recorded in book M78 on page 609 or as file/reel number 41537.

Record of Deeds of said county.
Witness my hand and seal of County attixed.

Wm. D. Milne
By Larneth A. Letsch Deputy
Recording Officer

Fee: \$3.00

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