

41590

FORM No. 531 - WARRANTY DEED (Individual or Corporation)

MTC 4856

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

679

WARRANTY DEED

Vol. M Page

KNOW ALL MEN BY THESE PRESENTS, That Henry James Caldwell, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alan M. Lee 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 5 in Block 36, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof, filed in the County Clerks office 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 SUBJECT TO contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on 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 \$ 17,250.00. ~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 17,250.00.~~

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 1 day of April, 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

April 1 29, 1977

Personally appeared the above named Henry James Caldwell, Jr.

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

STATE OF OREGON, County of Klamath, ss.

Personally appeared _____, 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:

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 11th day of January, 1978, at 12:35 o'clock P. M., and recorded in book M78 on page 679 or as file/reel number 41590.

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

Wm. D. Milne

By _____ Recording Officer
Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

Alan M. Lee
136 North Third #C
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Alan M. Lee

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE