

41808

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RAINIER MORTGAGE COMPANY, A Washington Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL F. WALLIS and DENISE J. WALLIS, 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:

Lot 1 and the South half of Lot 2 of PONDEROSA PARK, Klamath County, Oregon.

SUBJECT TO any covenants, conditions, restrictions, easements or rights of was of record.

(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 \$ 23,000.00

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 @, 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 30th day of December, 19 77, 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.

RAINIER MORTGAGE COMPANY
BY: *[Signature]*
Ex. Vice President

(If executed by a corporation, affix corporate seal)

BY: *[Signature]*
Vice President King

STATE OF OREGON,)
County of) ss.
19

STATE OF OREGON,)
County of) ss.
December 30, 19 77

Personally appeared R. L. Runkel
Elizabeth I. Dicks

Personally appeared the above named

who, being duly sworn,
each for himself and not one for the other, did say that the former is the
Ex. Vice President
Asst. Vice President

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

RAINIER MORTGAGE COMPANY, 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:

Before me:
[Signature]
Notary Public for Oregon Washington
My commission expires: 12-27-78

RAINIER MORTGAGE COMPANY

WALLIS

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: Grantee at:

P.O. Box 713
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Daniel Wallis
P.O. Box 713
Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of January, 19 78, at 3:27 o'clock P.M., and recorded in book M78 on page 969 or as file/reel number 41808, 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