

1-1-74

41918

WARRANTY DEED

Vol. <sup>M</sup> 78 Page 1126

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM E. HATCHER and JAN A. HATCHER, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVE E. HOWARD and CATHLEEN A. HOWARD, 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 13, in Block 5, SECOND ADDITION TO BUREKER PLACE, 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 restriction 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 \$45,000.00. ~~the whole of the above described premises, free from all encumbrances except, easements or restriction of record, common to the area or apparent on the face of the land~~

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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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)

William E. Hatcher  
Jan A. Hatcher  
Jan A. Hatcher

STATE OF OREGON, )  
County of Klamath ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
William E. Hatcher and  
Jan A. Hatcher  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, \_\_\_\_\_  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: March 4, 1980

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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: \_\_\_\_\_

William E. and Jan A. Hatcher  
4831 Clinton  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS  
Dave E. and Cathleen A. Howard  
4621 Memorie Lane  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
MTC

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Dave E. and Cathleen A. Howard  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 18th day of January, 1978, at 12:55 o'clock P.M., and recorded in book M78 on page 1126 or as file/reel number 41918, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By \_\_\_\_\_ Recording Officer  
Deputy

Fee \$3.00