

1-1-74

42008

WARRANTY DEED

Vol. M78 Page 1276

KNOW ALL MEN BY THESE PRESENTS, That Jerry Menestrina & Nancy Menestrina,
Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry Burton
& Dolores Burton, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point on the Westerly line of Prospect Street, 42 feet
Southerly along said line from its intersection with the Southerly line
of Rose Street; thence continuing Southerly along said West line of
Prospect Street a distance of 53.3 feet; thence North 78°15' West 66
feet; thence North, parallel with Ninth Street a distance of 60 feet to
the Northwesternly line of closed Roosevelt Street; thence Northeasterly
along the North line of closed Roosevelt Street a distance of 4.6 feet;
thence Southeasterly, parallel with Rose Street, 108.2 feet, more or less,
to the place of beginning, being a portion of Lot 1 in Block 18 of First
Addition to the City of Klamath Falls, Oregon, and a portion of closed
Roosevelt Street adjoining said lot.

(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 \$
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 _____ 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)

STATE OF OREGON, County of _____ ss.

County of Klamath
Jan. 21, 1978

Personally appeared the above named JERRY
MENESTRINA & NANCY
MENESTRINA

and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me: *Richard J. Wickline*
RICHARD J. WICKLINE
NOTARY PUBLIC — OREGON
Notary Public for Oregon

My commission expires 10-26-79

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 be-
half 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Jerry Menestrina & Nancy Menestrina
1442 Wiard St.
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Larry Burton & Dolores Burton
111 Trinity St.
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee as above

NAME, ADDRESS, ZIP

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

Grantee as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
20th day of January, 1978,
at 2:45 o'clock P.M., and recorded
in book M78 on page 1276 or as
file/reel number 42008

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

Recording Officer

By *Bernetha L. Lorch* Deputy

Fee \$3.00