

1-1-74

42055

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAVID R. BLACK and FRANCES D. BLACK
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD HAYES
and SUSAN HAYES, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 99 of FIRST ADDITION TO CASITAS, SAVING AND EXCEPTING therefrom the
North 10 feet conveyed to Klamath County for road purposes, 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 \$ 26,500.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole consideration (indicate which) (This sentence between the symbols @, if not applicable, should be deleted. See ORS 23.030.)~~

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 20 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.

(If executed by a corporation,
affix corporate seal)

David R. Black
David R. Black
Frances D. Black
Frances D. Black

STATE OF OREGON, } ss.
County of Klamath
JANUARY 20, 1978

Personally appeared the above named

David R. Black and

Frances D. Black

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

Before me: Lualo A. Page
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 4/24/81

STATE OF OREGON, County of } ss.
Personally appeared _____, 19____

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: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

David R. and Frances D. Black
3114 Bristol
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Richard Hayes and Susan Hayes
2525 1/2 Vine Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
540 Main
City
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Richard Hayes and Susan Hayes

Klamath Falls, Oregon 97601
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
23rd day of January, 1978,
at 9:47 o'clock A.M., and recorded
in book M78 on page 1340 or as
file/reel number 42055,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
Recording Officer
B. Bernetha Helath Deputy
Fee \$3.00