

42061

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Francis E. Spangler

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael J. Stinebaugh, 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 96 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$19,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is 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 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.

Francis E. Spangler
Francis E. Spangler

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
January 30, 1978

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 _____

Personally appeared the above named
Francis E. Spangler

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

Belote me
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/30/81

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

FRANCIS E. SPANGLER

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of January, 1978, at 10:12 o'clock A.M., and recorded in book M78 on page 1346 or as file/reel number 42061, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By *Demetrius J. DeLoach* Recording Officer
Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS
MICHAEL J. STINEBAUGH
111 CALIFORNIA AVE
KLAMATH FALLS, OR

GRANTEE'S NAME AND ADDRESS
After recording return to:
KLAMATH FIRST FEDERAL
540 MAID
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
KLAMATH FIRST FEDERAL
540 MAID
K. FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE