

42372

WARRANTY DEED

Vol. 179 Page 1779

KNOW ALL MEN BY THESE PRESENTS, That Lillie F. Qualls formerly known as Lillie F. Hall

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fay C. Hall

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:

That portion of Lot Sixty-Three (63) of Fair Acres Subdivision now described as follows:

Beginning at a point 278.4 feet north of the SouthWest corner of Tract No. 63, Fair Acres Subdivision No. 1, thence East to the East line of Tract No. 63; thence North 139.2 to the place of Beginning. Subject to any exceptions contained in deed from Walter T. Smith et al to H.E. Webb, recorded on page 561 of Volume 86 of deeds as follows: "Excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct build and erect ditches, telephone line, telegraph lines, and electric power lines in and upon said premises and to keep and maintain the same."

(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 \$Love and affection ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) or if the sentence between the symbols @, if not applicable, should be deleted: See ORS 93.090.)~~

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.

Lillie F. Qualls

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, Multnomah } ss.  
County of Klamath  
September 18, 1977

Personally appeared the above named Lillie F. Qualls

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

Before me: Helen A. Williams

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: April 5, 1980

STATE OF OREGON, County of Multnomah } ss.  
September 18, 1977

Personally appeared Lillie F. Qualls 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: Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Lillie F. Qualls

GRANTOR'S NAME AND ADDRESS

Fay C. Hall  
6716 SE. Madrona Drive  
Milwaukie, Oregon 97222

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Fay C. Hall  
6716 SE. Madrona Drive  
Milwaukie, Oregon 97222  
NAME, ADDRESS, ZIP

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

Fay C. Hall  
6716 SE. Madrona Drive  
Milwaukie, Oregon 97222  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of January, 1978, at 12:56 o'clock P. M., and recorded in book M78 on page 1779 or as file/reel number 42372, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By: Bernetha Selch Deputy

Fee \$3.00

ck 300