

42674

WARRANTY DEED

Vol. 78 Page 2187

KNOW ALL MEN BY THESE PRESENTS, That

JESSE A. BARR, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE O. BOZARTH and NITA D. BOZARTH, 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 appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 3, Block 6, SECOND ADDITION TO MOYINA, 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:

1. Regulations of South Suburban Sanitary District. 2. Right of way, recorded in Volume 128, page 267. 3. Utility easements as shown on dedicated plat. 4. Restrictions and easements contained in plat dedication.

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 \$ 55,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 31 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)

Jesse A. Barr, Jr.
Jesse A. Barr, Jr.

STATE OF GREGG, SOUTH DAKOTA }
County of CUSTER } ss.
JANUARY 31, 1978

Personally appeared the above named
Jesse A. Barr, Jr.

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

Before me: [Signature]
(OFFICIAL SEAL)
Notary Public for ~~Oregon~~ South Dakota
My commission expires:

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 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:
Wayne O. & Nita D. Bozarth
6711 Amber Avenue
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Dept. of Veterans Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

SPACE RESERVED
FOR
RECORDER'S USE

I certify that the within instru-
ment was received for record on the
7th day of February, 1978,
at 11:10 o'clock A.M., and recorded
in book M78 on page 2187 or as
file/reel number 42674,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By Bernard J. Felch Recording Officer
Deputy

Fee 3.00