

42688

WARRANTY DEED

Vol. <sup>m</sup> 18 Page 2214

KNOW ALL MEN BY THESE PRESENTS, That  
HENRY T. HOLMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
JOE M. HIDALGO and ELEANOR R. HIDALGO, 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:

Lot 2, Block 2, SUNBURST ESTATES, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises  
lying within the limits of streets, roads or highways.
2. Reservations, including the terms and provisions thereof, as contained in Deed  
recorded January 22, 1958 in Volume 297 at page 113, Deed Records of Klamath  
County, Oregon, to wit:

"Subject to such rights for road purposes as the County of Klamath, Oregon,  
may have under the Act of February 5, 1948 (62 Stat. 17).

(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 \$13,420.00.

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole 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 3rd day of February, 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)

Henry T. Holman  
HENRY T. HOLMAN

STATE OF OREGON, } ss.  
County of Klamath  
February 3, 1978

Personally appeared the above named  
Henry T. Holman

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

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon 7/19/78  
My commission expires:

STATE OF OREGON, County of ) ss.  
1978

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)

HOLMAN

GRANTOR'S NAME AND ADDRESS  
HIDALGO

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Joe M. Hidalgo  
13810 Raven Street  
Arleta, California

NAME, ADDRESS, ZIP

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

same as above

NAME ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

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 178 on page 2214 or as  
file/reel number 42688

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

Wm. D. Milne  
By Bernetha S. Helich Recording Officer  
Deputy

Fee \$3.00