

42712

## WARRANTY DEED

Vol. <sup>m</sup> 78 Page 2251KNOW ALL MEN BY THESE PRESENTS, That  
HENRY T. HOLMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALFONSO M. HIDALGO and SOPHIE G. 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, 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 \$ 17,660.00

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 7th 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 7, 1978.

Personally appeared the above named  
Henry T. Holman

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 7/19/78

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 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)

HOLMAN

GRANTOR'S NAME AND ADDRESS

HIDALGO

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Alfonso M. Hidalgo  
7922 Cleon Avenue  
Sun Valley, California 91352

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 instrument was received for record on the 7th day of February, 1978, at 2:39 o'clock P.M., and recorded in book M78 on page 2251 or as file/reel number 42712.

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

Wm. D. Milne

Recording Officer  
By: Kenneth A. Kelsch Deputy

Fee \$3.00