

Form No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

42975

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That JERALDINE L. STEWART

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WILLIAM WALLACE MARTIN, 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:

Exhibit "A" attached

(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, sewer use
charges, if any, due to the City of Klamath Falls. Except reservations,
restrictions, rights-of-way, easements of record and those apparent on the
land.

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 \$ 10.00
However, the actual consideration consists of \$ 10.00 and the balance of the purchase price of the property, or value, given in exchange therefor, is \$ 0.00.
(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 18th 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.

Jeraldine L. Stewart

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
January 18, 1978.

Personally appeared the above named
JERALDINE L. STEWART

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

Before me:
Notary Public for Oregon
My commission expires: 11-7-81

Jeraldine L. Stewart
117 Lowell
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS
William Wallace Martin
840 California Avenue
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Jerry Molatore
Attorney at Law
426 Main Street
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address.
William Wallace Martin
840 California Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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 _____

_____ 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)

STATE OF OREGON, } ss.

County of _____
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of
County affixed

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

The following described real property in Klamath County, Oregon:

2615

Beginning at a point measured along the West boundary of California Avenue 42.8 feet North of the Southerly corner of Lot 11 in Block 107, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence in a Northwesterly direction 112 feet to a point 38 feet in a Northeasterly direction from a point on the boundary line between Gobi Street and said Lot 11; which is 125.37 feet from said most Southerly corner of said Lot 11; thence in a Northeasterly direction 43.3 feet to a point 81.3 feet in a Northeasterly direction from said point on the boundary line between Gobi Street and said Lot 11, which point is 125.37 feet along the said boundary line between Gobi Street and said Lot 11 from the most Southerly corner of said Lot 11; thence in a Southeasterly direction 103.9 feet to a point on the West boundary of California Avenue to a point measured along said West boundary of California Avenue 85.6 feet from the most Southerly corner of Lot 11; thence in a Southerly direction along the West boundary of California Avenue 42.8 feet to the place of beginning.

EXHIBIT "A"

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Company

this 13th day of February A. D. 1978 at 10:42 o'clock AM., and

fully recorded in Vol. M78, of Deeds on Page 2614

Wm D. MILNE, County Clerk

By Richard A. Detach

Fee \$6.00