

43397

WARRANTY DEED

Vol. M78 Page 3188

KNOW, ALL MEN BY THESE PRESENTS, That RALPH A. WINTER and MARY E. WINTER, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELMER E. WALKER and GLADYS E. WALKER, 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:

The N $\frac{1}{2}$ of Lot 8 in Block 1 of PINE GROVE RANCHETTES.

(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 COVENANTS, CONDITIONS, PLAT RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY and EASEMENTS NOW OF RECORD,

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 \$ 39,000.00.
① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 9th 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.

Ralph A. Winter
RALPH A. WINTER

(If executed by a corporation, affix corporate seal)

Mary E. Winter
MARY E. WINTER

STATE OF OREGON,) ss.
County of OREGON
FEBRUARY 9th, 1978.

Personally appeared the above named
Ralph A. Winter and Mary E. Winter

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/24/81

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 21st day of February, 1978, at 10:49 o'clock A. M., and recorded in book M78 on page 3188 or as file/reel number 43397, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernetha Helach Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S & L
540 Main St.
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

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

Elmer E. Walker & Gladys E. Walker
3707 Pine Grove Rd.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE