

1-1-74

43608

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Anthony M. Pocaro & Marie M. Pocaro, husband & wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Judith J. Marlatt

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 6 RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

herein assumes and agrees to pay.

(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 excepting a certain Deed of Trust dated December 29, 1976, executed by Anthony M. Pocaro & Marie M. Pocaro, husband & wife, given to Martha Nail and subsequently assigned to Certified Mortgage Company, recorded in Vol. M76, Page 1105 which Deed of Trust grantee 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 \$ 13,278.11. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 22nd 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)

x Marie M. Pocaro
x Anthony M. Pocaro

STATE OF OREGON,)
County of Klamath) ss.
February 22, 1978.

Personally appeared the above named
Anthony M. Pocaro & Marie M. Pocaro

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11-9-79

STATE OF OREGON, County of) ss.
February 22, 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 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)

Anthony M. & Marie M. Pocaro
Grants Pass, Or.

GRANTOR'S NAME AND ADDRESS

Judith J. Marlatt

1147 East St.

Klamath Falls, Or. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

CERTIFIED MORTGAGE CO.
528 KLAMATH AVENUE
KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

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

CERTIFIED MORTGAGE CO.
528 KLAMATH AVENUE
KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of February, 1978, at 11:36 o'clock A.M., and recorded in book M78 on page 3439 or as file/reel number 43608.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha J. Welch Recording Officer
Deputy

Fee \$3.00

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