

1-1-74

43796

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

3704

KNOW ALL MEN BY THESE PRESENTS, That Karen L. Olsen, aka Karen L. Lanev

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WOODROW Franklin Pollock and Melinda Ann Pollock, 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: Beginning at the most Northerly corner of Lot 1 in Block 41 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Southwesterly on Lincoln Street 35.2 feet; thence South-easterly and parallel to 4th Street 110 feet to alley; thence North-easterly along alley 35.2 feet; thence Northwesterly along 4th Street to the place of beginning, being a portion of Lot 1, Block 41 of FIRST ADDITION to the City of Klamath Falls.

Subject, however, to the following:
 B. Sewer use charges, if any, due to the City of Klamath Falls.

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 19,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (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 27 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)

Karen L. Olsen aka Karen L. Lanev
 Karen L. Olsen, aka
 Karen L. Lanev

STATE OF OREGON,

County of Klamath

February 27, 1978

STATE OF OREGON, County of

19

) ss.

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

Personally appeared the above named
 Karen L. Olsen, aka
 Karen L. Lanev

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

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)

Before me:
 [Signature]

Notary Public for Oregon

My commission expires: 2-3-79

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
 Klamath Falls RELO-P. O. Box 1936
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Woodrow F. Pollock
 532 N. 4th
 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 28th day of February, 1978, at 9:18 o'clock A.M., and recorded in book M78 on page 3704 or as file/reel number 43796 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By [Signature] Recording Officer
 Deputy

Fee \$3.00