

43840

MTC 4979

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3765

KNOW ALL MEN BY THESE PRESENTS, That John W. Caldwell and Myrtle E. Caldwell, his wife, of Klamath County, State of Oregon, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Yvonne M. Adams of Klamath County, State of Oregon, 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 #4  
Block 306  
Darrow Addition

(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 other than would be disclosed on a valid title report issued by an approved Oregon Title Insurance Co.

and that grantor will warrant and forever defend the above granted 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 \$16,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).<sup>①</sup>

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 24th day of January, 1978.

John W. Caldwell  
Myrtle E. Caldwell

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named JOHN W. CALDWELL and MYRTLE E. CALDWELL and

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

Before me:

Notary Public for Oregon

My commission expires

10-9-81

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTEE'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Yvonne M. Adams  
2526 White St.  
Klamath Falls, Ore.

NAME, ADDRESS, ZIP

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

Yvonne M. Adams  
2526 White St.

Klamath Falls, Oregon

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28 day of February, 1978, at 3:27 o'clock P.M., and recorded in book M78 on page 3765 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

Fee \$3.00

By: [Signature] Deputy