

1-174

44031.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EVERETT E. STALEY and NELDA STALEY,
 husband and wife,
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CHARLES W. WAMPLER and MARGARET WAMPLER, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 26 Block 1, of KLAMATH RIVER ACRES, according to the official plat thereof on file
 in the office of the County Clerk of Klamath County, Oregon,

SUBJECT TO:

1. A 10 foot utility easement along the rear of lot, as shown on dedicated plat.
2. Restrictions as contained in plat dedication

(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 THOSE AS SET FORTH ABOVE,

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 \$ 3,400.00

⓪ However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 24th 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

(If executed by a corporation,
affix corporate seal)

OFFICIAL SEAL
 DOROTHY T. COSTA
 NOTARY PUBLIC - CALIFORNIA
 ALAMEDA COUNTY
 My Commission Expires July 16, 1979

STATE OF ~~OREGON~~ CALIFORNIA

County of ALAMEDA
JANUARY 31, 1978, 19

STATE OF OREGON, County of _____) ss.
_____, 19

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
Everett E. Staley and Nelda Staley,
 husband and wife,

and acknowledged the foregoing instru-
 ment to be their _____ voluntary act and deed.

_____, 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.

(OFFICIAL
SEAL)

Notary Public for CALIFORNIA
 My commission expires: JULY 16, 1979

Notary Public for Oregon
 My commission expires:

(OFFICIAL
SEAL)

STALEY

Everett E. Staley
Nelda Staley
 GRANTOR'S NAME AND ADDRESS
WAMPLER

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Charles Wampler
1208 Kimberly Rd
Anderson, Calif. 96007
 NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
 ment was received for record on the
3rd day of March, 1978,
 at 10:01 o'clock A.M., and recorded
 in book M78 on page 4040 or as
 file/reel number 44031,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Wm. D. Milne

By Bernard J. Helich Recording Officer
 Deputy

Fee \$3.00

SPACE RESERVED
 FOR
 RECORDER'S USE