

1-1-74

44032

WARRANTY DEED

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4041

KNOW ALL MEN BY THESE PRESENTS, That CHARLES W. WAMPLER and MARGARET WAMPLER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE H. TOPPINGS and MARCELLA I. TOPPINGS, 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:

Lot 26 in 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 utility easement 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.

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 \$ 11,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 2 day of March, 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)

STATE OF OREGON,

County of Klamath

ss.

March 2, 1978.

Personally appeared the above named

Charles W. Wampler and
Margaret Wampler, husband and wife,

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/19/78

STATE OF OREGON, County of

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

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:

Wampler

GRANTOR'S NAME AND ADDRESS

Toppings

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Lee H. Toppings

9712 Rachel Lane
Keno, Oregon 97627

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,

ss.

County of Klamath

I certify that the within instrument 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 4041, or as file/reel number 44032, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernhardt Kelsch Recording Officer
Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE