

TA #53

FORM No. 633—WARRANTY DEED (Individual or Corporate).

44166

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

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Henry T. Holman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert W. Holman, Douglas H. Holman & Candace L. Nelson, an 1/3 undivided interest each, 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 1, Block 2, of Sunburst Estates in Klamath County, Oregon

EXCEPTING: an non-exclusive ingress and egress easement, 20 feet in width, on the West boundary of Lot 1, Block 2, in the Sunburst Estates, Klamath County, Oregon.

(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, easements or restrictions of record, common to the area or apparent on the face of the land

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 \$ Love & Affection

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 6th 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.

Henry T. Holman

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
March 6, 1978

Personally appeared the above named Henry T. Holman

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

Before me: Warlene J. Addington  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 3-22-81

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 \_\_\_\_\_ 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: \_\_\_\_\_

Henry T. Holman  
2461 Hawkins  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS  
Robert W. Holman  
Douglas H. Holman  
Candace L. Nelson

After recording return to:  
Mr. Henry T. Holman  
4729 South Sixth Street  
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address.  
Mr. Henry T. Holman  
4729 South Sixth Street  
Klamath Falls, Oregon 97601

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 6th day of March, 1978, at 3:21 o'clock PM., and recorded in book M78 on page 4224 or as file/reel number 44166

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne  
By Shirley S. Smith Recording Officer  
Deputy

Fee \$3.00