

1-1-74

44626

WARRANTY DEED

Vol. 78 Page 4893

KNOW ALL MEN BY THESE PRESENTS, That Dortch - Gresdel & Associates, a partnership hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gresdel - Gastaldi & Associates, 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 2 of Tract No. 1002 "La Wanda Hills" situate in the South $\frac{1}{2}$ of Section 14 and the Northeast $\frac{1}{4}$ of Section 23 Township 39 South, Range 8 East W.M., 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 of record and those apparent on the land.

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 \$ 1282.00

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 14 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 14, 1978

Personally appeared the above named DONALD A. GRESDEL

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

Before me: Wm. D. Milne
Notary Public for Oregon
My commission expires: 7-30-81

Dortch - Gresdel & Associates
By: Donald A. Gresdel, partner
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 _____

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: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRESDEL - GASTALDI & ASSOC.
1905 OREGON AVE., KIAMATH
ORIG, OREGON 97601

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of March, 1978, at 4:37 o'clock P.M., and recorded in book M78 on page 4893 or as file/reel number 44626, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha A. Litch Recording Officer
Deputy

Fee \$3.00

col 300