

1-1-74

A-29014 44776

WARRANTY DEED

Vol. 78 Page 5096

KNOW ALL MEN BY THESE PRESENTS, That J. A. HARDIN and HELEN C. HARDIN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM J. LEHTO and DOROTHY M. LEHTO, 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:

The North 80 feet of Lot 647, Block 119, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Charges and assessments of City of Klamath Falls for monthly sewer service.

(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 as stated 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 \$25,500.00.

REMOVED BY THE CLERK OF THE COUNTY OF KLAMATH FOR THE PURPOSE OF THE RECORDS OF THE COUNTY OF KLAMATH, OREGON, IN THE YEAR 1978.

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 15 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 Washington } ss.  
March 15, 1978.

Personally appeared the above named J. A. HARDIN and HELEN C. HARDIN, 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:

My Commission Expires Aug. 17, 1979

J. A. HARDIN and HELEN C. HARDIN  
5112 SW Scholls Ferry Road  
Portland, Oregon 97225

GRANTOR'S NAME AND ADDRESS

WILLIAM J. LEHTO and DOROTHY M. LEHTO

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Mrs. Wm. J. Lehto  
901 Division  
K. Falls

NAME, ADDRESS, ZIP

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

WILLIAM J. LEHTO and DOROTHY M. LEHTO

901 Division  
K. Falls

NAME, ADDRESS, ZIP

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 \_\_\_\_\_

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)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of March, 1978, at 3:34 o'clock P.M., and recorded in book M78 on page 5096 or as file/reel number 44776.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By Bernadette H. Heloch Deputy

Fee \$3.00