

1-1-74

45176

WARRANTY DEED

Vol. 78 Page 5633

KNOW ALL MEN BY THESE PRESENTS, That RONALD ADAMSON and RUTH ADAMSON,  
as tenants by the entirety.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANCIS M. MORAN a single man, 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:

See Attached exhibit "A"

(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 \$ 41,150.00

~~However, the above consideration does not include other property, or value, given or received, which is the whole consideration (indicate which) or the whole of it, as 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 27<sup>th</sup> day of MARCH, 19 78; 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

MARCH 27<sup>th</sup>, 19 78

Personally appeared the above named

Ronald Adamson

and Ruth Adamson

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

Before me:

(OFFICIAL SEAL)

Paul W. Brown  
Notary Public for Oregon

My commission expires: 11-12-78

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:

Ronald and Ruth Adamson

1034 Merryman

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Francis M. Moran

P. O. Box 3175

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal  
South Sixth Branch

NAME, ADDRESS, ZIP

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

Francis M. Moran

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Recording Officer

Deputy

Portions of Lots 76 and 77 in MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, in the County of Klamath, State of Oregon, being more particularly described as follows:

Lot 76 of said plat, less a portion described as follows:

Beginning at the Northeasterly corner of said Lot 76; thence Southerly along the Easterly line of said Lot 76, 4.67 feet to a point; thence South  $72^{\circ} 12' 35''$  West 49.83 feet to a point on the Northerly line of said Lot 76; thence Easterly along said Northerly lot line 49.43 feet to the point of beginning.

ALSO a portion of Lot 77 of said plat, described as follows:

Beginning at the Southwesterly corner of said Lot 77; thence Northerly along the Westerly line of said Lot 77, 6.31 feet to a point; thence North  $72^{\circ} 12' 35''$  East 63.94 feet to point on the Southerly line of said Lot 77; thence Westerly along said Southerly lot line 65.74 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 24th day of March

A. D. 1978 at 3:03 clock P. M., and

duly recorded in Vol. 178, of DEEDS

on Page 5633

Wm D. MILNE, County Clerk

By Bernetha N. Litch

Fee: \$6.00

