

1-1-74

46242

## WARRANTY DEED

Vol. M78 Page 7150

KNOW ALL MEN BY THESE PRESENTS, That BOBBY L. LAMBERT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 RAYMOND L. NESBERG and KAREN G. NESBERG, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot B in Block 67 of NICHOLS 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: Sewer use charges, if any, due to the City of Klamath  
 Falls.

(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 NOTED OF RECORD AS OF THE DATE OF THIS DEED and those  
 apparent upon the land, if any.

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 \$ 21,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
 the whole consideration (indicate which).<sup>①</sup> (The sentence between the symbols<sup>①</sup>, 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 7 day of April, 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)

*Bobby L. Lambert*  
 Bobby L. Lambert

STATE OF OREGON,

County of Klamath

April 7, 1978

ss.

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 be-  
 half 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)

Personally appeared the above named

BOBBY L. LAMBERT

and acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 4-17-78

Notary Public for Oregon

My commission expires:

Bobby L. Lambert

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 13th day of April, 1978,  
 at 3:21 o'clock PM., and recorded  
 in book M78 on page 7150 or as  
 file/reel number 46242

Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Wm. D. Milne

Recording Officer  
 By *Deborah H. H. H.* Deputy

Fee \$3.00

SPACE RESERVED  
FOR  
RECORDER'S USE