

46304

WARRANTY DEED

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7258



KNOW ALL MEN BY THESE PRESENTS, That THOMAS S. CURCIO and KENNETH H. KINSMAN, - - -

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES B. SURBER, - - - , 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:

Lots 7 and 8, Block 29, Second 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.

(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 reservations, restrictions, rights of way of record and those apparent on 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 \$ 5,000.00

⁽¹⁾ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⁽²⁾ (The sentence between the symbols " ", 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 13 day of April, 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.
April 13, 1978.

Personally appeared the above named
THOMAS S. CURCIO and KENNETH
W. KINSMAN - - -

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

Before me:
(OFFICIAL SEAL) *Notary Public for Oregon*

My commission expires: 5-14-80

STATE OF OREGON, County of) ss.
1978.

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 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)

Notary Public for Oregon
My commission expires:

Thomas S. Curcio, Kenneth Kinsman

GRANTOR'S NAME AND ADDRESS

James B. Surber

GRANTEE'S NAME AND ADDRESS

After recording return to:

114 First Fed
540 Main

NAME, ADDRESS, ZIP

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

James B. Surber

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
14th day of April, 1978,
at 2:35 o'clock P.M., and recorded
in book M78 on page 7258 or as
file reel number 46304.

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

WM. D. MILNE
By *Donna H. H. H.* Recording Officer
Deputy

Fee \$3.00