

1-74

46700

WARRANTY DEED

Vol. 78 Page 7860

KNOW ALL MEN BY THESE PRESENTS, That THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL P. STAFFORD and DOROTHY M. STAFFORD, 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:

Lot 5 in Block 3, Tract 1016, GREEN ACRES.

AND the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the above described property against all persons lawfully claiming or to claim the same by, through or under the Grantor, the Grantor will WARRANT and DEFEND.

Trust Deed executed by Richard J. Peters and Judith Jo Peters, as Grantors to Transamerica Title Insurance Co., as Trustees, for First National Bank of Oregon, as Beneficiary, dated August 6, 1973, recorded August 8, 1973 in Vol. M73, page 10413, Microfilm Records of Klamath County, Oregon, to secure the payment of \$24,500.00 which Deed of Trust Grantees herein agree to assume and pay.

(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, ~~THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES~~

~~THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a New York Corporation, for the consideration hereinafter stated, to grantor paid by PAUL P. STAFFORD and DOROTHY M. STAFFORD, 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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$64,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 18 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 _____, 19____

Personally appeared the above named _____

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

Belonging to: PATRICIA R. O'CONNOR
Notary Public, State of New York
No. 41-4618280
Notary Public in Oregon County
Lara State Filed in New York County
My commission expires March 02, 1979

Attest Henry S. Faircloth, Asst. Vice President

Helen C. Patrick, Asst. Secretary

STATE OF NEW YORK, County of _____, 1978

Personally appeared Henry S. Faircloth and Helen C. Patrick who, being duly sworn,

each for himself and not one for the other, did say that the former is the Asst. Vice president and that the latter is the Asst. secretary of The Equitable Life Assurance Society of the United States, 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: Patricia R. O'Connor
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Equitable Life Assurance Society of the United States

GRANTOR'S NAME AND ADDRESS

STAFFORD

GRANTEE'S NAME AND ADDRESS

Mr. and Mrs. Paul P. Stafford
317 North 4th Street
Klamath Falls, Oregon 97601

First National Bank of Oregon (RELD)
Box 3131
Portland, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 21st day of April, 1978, at 3:18 o'clock P.M., and recorded in book M78 on page 7860 or as this/real number 46700, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Senator/Deputy Recording Officer

Fee \$3.00