

1-1-74

46779

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. WYNN and BERNICE WYNN,
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN J. CLARK and ROBERTA J. CLARK, as tenants by the entirety, 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 38, LAHRON HOMES, EXCEPTING THEREFROM the East 5 feet thereof, in the County of Klamath, State of 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, 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 \$ 37,100.00

However, the parties hereto have agreed that the above consideration is not to be construed as a promise to pay, but as a statement of the value of the property transferred, and the parties hereto have agreed that the above consideration is not to be construed as a promise to pay, but as a statement of the value of the property transferred.

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 17th 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)

William R. Wynn
Bernice M. Wynn

STATE OF OREGON,

County of Klamath } ss.
April 17, 1978

Personally appeared the above named
William R. Wynn and
Bernice Wynn

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

Before me:

NOTARY PUBLIC

Notary Public for Oregon

My commission expires: 12-6-81

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____.

_____ 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

William R. and Bernice Wynn
6200 Hilyard
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

John J. and Roberta J. Clark
Box 22
Sprague River, OR 97639

GRANTEE'S NAME AND ADDRESS

After recording return to:

John J. and Roberta J. Clark
Box 22
Sprague River, OR 97639

NAME, ADDRESS, ZIP

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

SHASTA BRANCH Klamath First Federal
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the
24th day of April, 1978,
at 3:42 o'clock P.M., and recorded
in book M78 on page 7971 or as
file/rec'd number 46779.

Record of Deeds of said county.

Witness my hand and seal of
County attixed.

Wm. D. Milne

Bernice M. Wynn Recording Officer
Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE