

46793

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That DONALD H. KING aka DONALD HEATH KING and BETTY LOU KING, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES D. STORY

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: That portion of Lots 1, 2 and 3, Block 75, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Commencing at a point on the Northwesterly line of Lot 3, Block 75, of Buena Vista Addition, which lies 80 feet Southwesterly from the most Northerly corner of said lot, and thence running Southeasterly parallel with Oregon Avenue a distance of 50 feet; thence Southwesterly parallel with Academy Street a distance of 15 feet; thence Southeasterly parallel with Oregon Avenue to a point in the Southerly line of Lot 1 in said block; thence Westerly along the Southerly line of Lots 1, 2, and 3 of said block to the most Westerly corner of said block; thence Northeasterly along the Northwesterly line of said Lot 3 of said block a distance of 132.52 feet, more or less to the point of beginning.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage & reservations, restrictions, easements & rights of way of record and those apparent

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 \$ 19,000.00

(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 19th 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)

Donald H. King AKA
Donald Heath King
Betty Lou King
DONALD H. KING
BETTY LOU KING

STATE OF OREGON,
County of KLAMATH } ss.
April 19, 1978

STATE OF OREGON, County of _____ } ss.
_____, 19____.

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 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:

Persons appeared the above named
Donald H. King aka Donald Heath
King and Betty Lou King, husband and
wife
of them acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11-24-81

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Donald H. and Betty Lou King
Route 1, Box 906
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

James D. Story
GRANTEE'S NAME AND ADDRESS

After recording return to:
James D. Story
2775 AVALON

NAME, ADDRESS, ZIP

There is change is requested all tax statements shall be sent to the following address.
James D. Story
2775 AVALON

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
24th day of April, 1978,
at 3:43 o'clock P.M., and recorded
in book M78 on page 7990 or as
file/serial number 46793

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

Wm. D. Milne
By Loretta V. Welch Recording Officer
Deputy

Fee \$3.00

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