

46850

WARRANTY DEED

Vol. 78 Page 8087

KNOW ALL MEN BY THESE PRESENTS, That Rex Finley and Irene T. Finley

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Max and Patricia Charlesworth, 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 35, Block 38, Sixth Addition to Klamath River Acres of Oregon, Ltd. according to the official plat thereof on file in the records 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 subject to contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and 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 \$ 20,500.00

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 21st 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 21, 1978

Personally appeared the above named
Rex Finley and Irene T. Finley

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Rex and Irene T. Finley

GRANTOR'S NAME AND ADDRESS
Max and Patricia Charlesworth
Box 515
Keno OR 97627

GRANTEE'S NAME AND ADDRESS
After recording return to:
Max and Patricia Charlesworth
Box 515
Keno OR 97627

NAME, ADDRESS, ZIP
If a change is requested all further correspondence shall be sent to the following address:
Max and Patricia Charlesworth
Box 515
Keno OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.
April 21, 1978

Personally appeared Rex Finley and Irene Finley, 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 the 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:

Lucille Corbin
Notary Public for Oregon
My commission expires:

May 31 - 1980

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of April, 1978, at 11:12 o'clock A.M., and recorded in book 78 on page 8087 or as file/reel number 46850

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

Wm. D. Milne Recording Officer
By Samuel J. Helock Deputy

Fee \$3.00

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