

1-1-74

47058

WARRANTY DEED

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8363

KNOW ALL MEN BY THESE PRESENTS, That JAMES M. HUBBARD and DENISE W. HUBBARD, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDALL C. NELSON and TIBBY A. NELSON, 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 28 and the Southeasterly 33 feet of Lot 29 in Block 17, ELDORADO HEIGHTS IN THE CITY OF KLAMATH FALLS, 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 \$ 49,900.00

~~On this day, the consideration paid for this transfer, stated in terms of dollars, is \$ 49,900.00. The whole consideration paid for this transfer, stated in terms of dollars, is \$ 49,900.00. Part of the consideration paid for this transfer, stated in terms of dollars, is \$ 49,900.00.~~

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 18<sup>th</sup> 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)

*James M. Hubbard*  
*Denise W. Hubbard*

STATE OF OREGON,

County of Klamath

APRIL 18, 1978

ss.

Personally appeared the above named

James M. Hubbard and

Denise W. Hubbard

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/30/81

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

James M. and Denise W. Hubbard

GRANTOR'S NAME AND ADDRESS

Randall C. and Tibby A. Nelson

Rt. 5, Box 1036 Wocus

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Randall C. and Tibby A. Nelson

Rt. 5, Box 1036 Wocus

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL  
540 MAID  
K FALLS

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27<sup>th</sup> day of April, 1978, at 3:22 o'clock P.M., and recorded in book M78 on page 8363 or as file/reel number 47058, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By *Bernice H. Helrich* Deputy

Fee \$3.00