

35051 47210

WARRANTY DEED

Vol. 1718 Page 16205

KNOW ALL MEN BY THESE PRESENTS, That

AGENCY INVESTORS, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST S. MONROE and DULCY M. MONROE, 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:

A tract of land situated in the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the interesection of the West line of Lalakes Avenue and the South line of Schonchin Street; thence Southerly along the West line of Lalakes Avenue, 179 feet to the point of beginning; thence continuing South along Lalakes Avenue, 71 feet; thence Northwesterly parallel to Schonchin Street to the East line of Charley Avenue; thence Northeasterly along Charley Avenue, 74.05 feet; thence Southeasterly parallel to Schonchin Street to the point of beginning, being lot 50 and the Southerly portion of Lot 59 of unrecorded SPINKS ADDITION.

This document is being re-recorded to correct the legal description (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: Taxes for the fiscal year 1977-78, a lien but not yet due and payable.

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 \$ 9,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 2nd day of August, 1977; 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)

AGENCY INVESTORS, INC.

By: *Wallace A. Watkins*  
Pres. & Trustee

STATE OF OREGON, )  
County of K ) ss.  
1977, 19

STATE OF OREGON, County of Klamath ) ss.  
August 2, 1977  
Personally appeared *Wallace A. Watkins* 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

Personally appeared the above named

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

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

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: 8-12-77

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Ernest S. Monroe & Dulcy M. Monroe*  
P.O. Box 638  
Chiloquin, Ore 97624

NAME, ADDRESS, ZIP

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

*Same as above*

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of SEPTEMBER, 1977, at 9:37 o'clock A.M., and recorded in book M77 on page 16205 or as file/teel number 48751. Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

Recording Officer

By: *Ray L. ...* Deputy

FEES \$ 4.00

1178

8592

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Mountain Title

on 1st day of May A. D. 1978 at 2:39 o'clock P.M.

fully recorded in Vol. M78, of Deeds on Page 8591

Wm D. MILNE, County

\$6.00

By Bearthick Block