

47216

WARRANTY DEED

Vol. 471 Page 8605

KNOW ALL MEN BY THESE PRESENTS, That CARSON F. BALCOM and JUDITH H. BALCOM, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH G. KOVITCH and GLADYS A. KOVITCH, 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 9, KENNICOTT COUNTRY ESTATES, according to the official plat thereof on file in the office of the County Clerk 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 except, easements or restrictions of record, common to the area or apparent on the face of the land.

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 \$ 36,500.00

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 12 day of MAY, 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.

Carson F. Balcom
Judith H. Balcom

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
MAY 1, 1978

Personally appeared the above named
Carson F. Balcom and Judith H. Balcom

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

(OFFICIAL SEAL)

Before me: Donald Bert H. Smith

Notary Public for Oregon

My commission expires: 3/20/81

STATE OF OREGON, County of) ss.
1978

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

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:

Carson F. and Judith H. Balcom
5860 Winter
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Joseph G. and Gladys A. Kovitch
808 Westbrook
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joseph G. and Gladys A. Kovitch
808 Westbrook
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 MAIN
K. FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of May, 1978, at 3:08 o'clock PM., and recorded in book M78 on page 8605 or as file/reel number 47216. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Hine

Recording Officer
Deputy

Fee \$3.00