

1-1-74

48283

WARRANTY DEED

Vol. M78 Page 10144

KNOW ALL MEN BY THESE PRESENTS, That KATHERINE MARIE KING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES D. WHITTEMORE, 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 10 in Block 45, Hillside, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(continuation of easement) agreement relative to use of hot water well, including the terms and provisions thereof, by and between Eldon Vern Stivers and K. Marie Stivers, dated March 9, 1956, recorded March 14, 1956, in Deed Volume 281, page 432, 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 except subject to easements, restrictions, reservations and rights-of-way of record and those apparent on the land and easement and (see above)

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 \$ 8,000.00

~~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 @, 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 11 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.
May 11, 1978.

Personally appeared the above named
Katherine Marie King

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

Before me:
(OFFICIAL SEAL) *Maryann Cusard*
Notary Public for Oregon
My commission expires: 11-26-81

STATE OF OREGON, County of _____) ss.

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 be-
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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Katherine Marie King
5832 Estate Drive
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Charles D. Whittemore
2027 Leroy
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
BEDDOE & HAMILTON
Attorneys At Law
286 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Charles D. Whittemore
2027 Leroy
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
16th day of May, 1978,
at 8:41 o'clock A.M., and recorded
in book M78 on page 10144 or as
file/reel number 48283
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By *Bernetha D. Hirsch* Recording Officer
Deputy

Fee \$3.00