

MTC 6478

1-1-74

48851

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ORVAL L. McFADYEN and GERTRUDE L. McFADYEN, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE ARTHUR and JUDITH ARTHUR, 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 4, Block 1 of REPLAT OF BUREKER PLACE, 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.

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 \$ 38,500.00

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 23rd 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 23, 1978.

Personally appeared the above named
Orval L. McFadyen and Gertrude L. McFadyen

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

Notary Public for Oregon
My commission expires: 12/12/80

Orval L. and Gertrude L. McFadyen
1607 Kimberly
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Lawrence and Judith Arthur
4645 Poek
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath Falls Real Estate Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Realty Tax Service, U.S. National Bank
321 S. W. Fourth Ave., Portland, Ore. 97204

NAME, ADDRESS, ZIP

Orval L. McFadyen

Gertrude L. McFadyen

STATE OF OREGON, County of Klamath } ss.
May 23, 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:

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 24th day of May, 1978, at 9:25 o'clock A.M., and recorded in book M78 on page 10947 or as file/reel number 48851

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By _____ Recording Officer
Deputy

Fee \$3.00