

49604

MOUNTAIN TITLE COMPANY

MP 6540-M
WARRANTY DEED

Vol. 77 Page 12065

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. HILDUM and RAE J. HILDUM, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDITH M. WEBB and VERA L. CHASE, not as tenants in common but as joint tenants with the right of survivorship 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 in Block 3 of BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of Enterprise Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. Utility easement reserved in Deed recorded November 29, 1943 in Deed Book 160, page 215.
4. Trust Deed in favor of First National Bank of Oregon, recorded October 19, 1962 in Volume 213, page 416, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 as set forth above and apparent upon 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 \$ 47,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6th day of June, 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)

John M. Hildum
Rae J. Hildum

STATE OF OREGON,

County of Klamath } ss.
June 6, 1978

Personally appeared the above named John M. Hildum and Rae J. Hildum

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of

Personally appeared

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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edith M. Chase and Vera L. Chase
1863 Gary Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

First National Bank
P. O. Box 3131
Portland, Oregon 97208

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 6th day of JUNE, 1978, at 4:22 o'clock PM., and recorded in book M 78 on page 12066 or as file/reel number 49604.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

By Bernetha H. Hildum Recording Officer
Acting Deputy

FEE \$ 3.00

MOUNTAIN TITLE COMPANY