

49628

WARRANTY DEED

TA/38-15099

STEVENESS LAW PUBLISHING CO. PORTLAND, OR. 97204

Vol. 178 Page 12100

KNOW ALL MEN BY THESE PRESENTS, That CHET SCHOOLER and VERONA SCHOOLER, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDALL M. WOOD and JUDITH J. WOOD, 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:

Lot 20, Block 9, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

SUBJECT TO:

1978-79 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 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 \$7,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 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)

STATE OF OREGON,)
County of Klamath) ss.
June 6, 1978

Personally appeared the above named
Chet Schooler
and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me: Kelly Goodell

Notary Public for Oregon

My commission expires: 1-9-81

STATE OF OREGON, County of) ss.
June 6, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Chet Schooler and Verona Schooler
3705 Pine Tree Drive
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Randall M. Wood and Judith J. Wood
5214 Sturdivant
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Randall M. Wood and Judith J. Wood
5214 Sturdivant
Klamath Falls, Oregon 97661

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of June, 1978, at 11:00 o'clock AM., and recorded in book M78 on page 12100 or as file/reel number 49628

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernice A. H. Deputy Recording Officer

Fee \$3.00