

49961

WARRANTY DEED

Vol. M78 Page 12580

KNOW ALL MEN BY THESE PRESENTS, That ROBERT A. McCREA and LYNNEAN K. McCREA, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED A. LARSON and GLADYS E. LARSON, 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 8 in Block 1, BRYANT TRACTS NO. 2, 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 \$ 28,900.00

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 13th 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)

Robert A. McCrea

Lynnean K. McCrea

STATE OF OREGON,  
County of Klamath } ss.  
JUNE 13th, 1978

STATE OF OREGON, County of } ss.  
1978

Personally appeared

and 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)

Personally appeared the above named Robert A. and Lynnean K. McCrea and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Donald A. Page, Notary Public for Oregon, My commission expires: 4/24/81

Robert A. and Lynnean K. McCrea  
1619 Derby  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS  
Fred A. and Gladys E. Larson and John F. Larson  
1630 Etna Street  
Klamath Falls, Oregon  
GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL  
540 MAIN

NAME, ADDRESS, ZIP

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

Fred A. and Gladys E. Larson and John F. Larson

Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of June, 1978, at 3:22 o'clock P.M., and recorded in book M78 on page 12580 or as file/real number 49961.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By: [Signature] Deputy

Fee \$3.00