

38-12952

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NEED LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

50035

WARRANTY DEED

Vol. 478 Page 12692

KNOW ALL MEN BY THESE PRESENTS, That JACK P. ULAM and LOLA E. ULAM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILIP JARZOMSKI and RODNEY M. ZAWALSKI, as to a  $\frac{1}{2}$  undivided interest each, 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:

The E $\frac{1}{2}$  SW $\frac{1}{4}$  and W $\frac{1}{2}$  SE $\frac{1}{4}$  of Section 2, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly and Westerly of the centerline of Larson Creek, EXCEPTING THEREFROM the Westerly 467 feet.

SUBJECT, however, to the following:

1. Mortgage, including the terms and provisions thereof, dated April 4, 1968, recorded April 12, 1968 in M-68 at page 2931, given to secure payment of \$25,900.00, with interest thereon and such future advances as may be provided therein, executed by Earl J. Scherer and Hallie E. Scherer, husband and wife, to The Federal Land Bank of Spokane, a corporation. (Covers additional property)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$ 12,800.00.

~~However, the actual consideration received by the grantee is \$ 12,800.00, which is the amount of the mortgage loan made to the grantee by the Federal Land Bank of Spokane, a corporation, and which is the amount of the mortgage loan made to the grantee by the Federal Land Bank of Spokane, a corporation, and which is the amount of the mortgage loan made to the grantee by the Federal Land Bank of Spokane, a corporation.~~ (The sentence between the symbols  $\textcircled{C}$ , 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 15th day of January, 1975; 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

January 15, 1975

Personally appeared the above named Jack P. Ulam and Lola E. Ulam

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 12-22-78

STATE OF OREGON, County of Klamath 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 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,

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of June, 1978, at 4:30 o'clock P.M., and recorded in book M78 on page 12692 or as file/reel number 50035, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Nelson

By Bernadette A. Nelson Recording Officer Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

WINEMA REAL ESTATE

P.O. Box 376

CHILQUAN, OR

NAME, ADDRESS, ZIP

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

JERRY AND PATRICIA DAMBROW

GEN. DEL

CHILQUAN, OR 97624

NAME, ADDRESS, ZIP

SPACE RESERVED FOR REGRANTEE'S USE