

50747

WARRANTY DEED

Vol. 178 Page 13760

KNOW ALL MEN BY THESE PRESENTS, That JOE C. PHILLIPS and IRIS R. PHILLIPS,
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES W. WILSON
and EILEEN R. WILSON, as tenants by the entirety
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 22, Block 5, Tract No. 1037, FIFTH ADDITION TO SUNSET VILLAGE,
in the County of Klamath, State of 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 \$ 54,500.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 54,500.00~~
the whole consideration (indicate which) of the sentence between the symbols, if not applicable, delete the whole sentence.

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 _____ day of _____, 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)

Joe C. Phillips

Iris R. Phillips

STATE OF OREGON, County of _____) ss.

STATE OF OREGON,) ss.

County of Klamath

June 26, 1978.

Personally appeared the above named

Joe C. Phillips

and Iris R. Phillips

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 5-14-80

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Joe C. and Iris R. Phillips

3522 Coronado

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Charles W. and Eileen R. Wilson

Horsepond R.

Carmel New York

10512

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLA First Fed
540 MAIN ST.

NAME, ADDRESS, ZIP

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

Charles W. and Eileen R. Wilson

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
27th day of June, 1978,
at 10:41 o'clock A.M., and recorded
in book 1178 on page 13760 or as
file/reel number 50747,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By Donetha N. Helich Recording Officer
Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDING USE