

50928

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. DAMUTH and JUANITA M. DAMUTH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. BOGGS II and SHELLEY T. BOGGS, 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 8, Block 112, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, ALSO the Southeasterly one-half of Lot 9, Block 112 of said BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows: BEGINNING at the most Easterly corner of said Lot 9 and running thence in a Northwesterly direction along the Westerly line of California Avenue a distance of 25 feet; thence in a Southwesterly direction, parallel with the line between Lots 8 and 9 in said Block 112, 140 feet to the Southwesterly line of said Lot 9; thence in a Southeasterly direction 25 feet to the most Southerly corner of said Lot 9; thence in a Northeasterly direction along the line between Lots 8 and 9 of said Block 112, 140 feet to the place of beginning.

(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

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 \$ 32,500.00

① 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). ① (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 23 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 23, 1978

Personally appeared the above named Robert D. Damuth and Juanita M. Damuth

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-28-1981

STATE OF OREGON, County of) ss.
June 23, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

ROBERT D. DAMUTH et ux

GRANTOR'S NAME AND ADDRESS

ROBERT L. BOGGS II et ux
1200 California Avenue
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

U.S. NATIONAL BANK OF OREGON
NBA & VA FIDELITY CENTER
200 FOR 201 ROOM 1003 / 1000
PORTLAND, OREGON 97203

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

Realty Tax
321 S.W. 4th

Portland, OR 97204
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 29th day of June, 1978, at 10:39 o'clock A.M., and recorded in book 1178 on page 14012 or as file/reel number 50928, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Benedict H. H. H. Recording Officer
Deputy

Fee \$3.00