

1-1-74

51059

WARRANTY DEED

Vol. 177 Page 14207

KNOW ALL MEN BY THESE PRESENTS, That RUSSELL D. FITZGERALD and ALISSA K. FITZGERALD, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by the entirety THOMAS WILLIAM MALLAMS and BEVERLY S. MALLAMS 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:

Parcel 1

The South  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , and the West  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  All Section 35, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2

The SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , The SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  All Section 2, Township 36 South, Range 12 East of the Willamette Meridian, 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 \$ 240,000.00

However, the actual consideration 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.)

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 JUNE day of JUNE, 19 78; 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.

STATE OF OREGON, }  
County of Klamath } ss.  
June 30, 19 78

Personally appeared the above named  
Russell D. Fitzgerald  
and Alissa K. Fitzgerald

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

Before me:

(OFFICIAL SEAL)

DONNA K. RICK

Notary Public for Oregon  
My commission expires 7/21/79

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Russell D. and Alissa K. Fitzgerald

GRANTOR'S NAME AND ADDRESS

Thomas William and Beverly S. Mallams

GRANTEE'S NAME AND ADDRESS

After recording return to:

TA Donna

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Thomas William and Beverly S. Mallams

Dept of Veterans Affairs  
1225 Ferry St  
Salem, Ore 97301

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of June, 19 78, at 4:07 o'clock P. M., and recorded in book M78 on page 14207 or as file/reel number 51059, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha Welch Deputy  
Recording Officer

Fee \$3.00

SPACE RESERVED  
FOR  
RECORDER'S USE