

51317

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Theodore H. Gehrman and Muriel F. Gehrman, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Temujin K. F. Mah

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 17 in Block 309, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Sewer use charges, if any, due to the City of Klamath Falls.

(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 \$ 50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration. (Indicate which) (The sentence between the symbols @, 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 7th day of July, 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)

Theodore H. Gehrman

Muriel F. Gehrman

STATE OF OREGON,

County of Klamath } ss.
July 27th, 1978

STATE OF OREGON, County of Klamath } ss.
July 27th, 1978

Personally appeared

Personally appeared the above named Theodore H. Gehrman and Muriel F. Gehrman, husband and wife,

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/24/81

Notary Public for Oregon

My commission expires:

Theo. H. & Muriel F. Gehrman
1446 N. Eldorado

Klamath Falls, Oregon
GRANTOR'S NAME AND ADDRESS

Temujin K. F. Mah

2765 Fernside

Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Sav. & Loan
540 Main St.

Klamath Falls, Oregon
NAME, ADDRESS, ZIP

Should a change be requested in the statements above, the following address:

Klamath First Federal Sav. & Loan
540 Main St.

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 7th day of July, 1978, at 3:24 o'clock P.M., and recorded in book M78 on page 14596 or as file/real number 51317.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernice H. Hark Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE