

71A 38-15304

WARRANTY DEED (Individual or Corporate)

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

51335

WARRANTY DEED

Vol. M78 Page 14625

KNOW ALL MEN BY THESE PRESENTS, That J. DANIEL HELM AND SHIRLEY L. HELM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD E. WAGNER AND BETTY A. WAGNER, 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 Multnomah and State of Oregon, described as follows, to-wit: Lot 3, in Block 5, Tract No. 1091, LYNNWOOD, in the County of Klamath and State of Oregon.

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 conditions, restrictions, covenants, and easements of record, and regulations, including levies, liens and utility assessments of the City of Klamath, 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. \$13,500.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$13,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols (H), 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 30 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)

J. Daniel Helm
Shirley L. Helm
STATE OF OREGON, County of Klamath, ss.
June 30, 1978

STATE OF OREGON, County of Klamath, ss.
June 30, 1978

Personally appeared the above named J. Daniel Helm and Shirley L. Helm

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

Notary Public for Oregon
My commission expires: April 20, 1980

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)



HELM
GRANTOR'S NAME AND ADDRESS
WAGNER
GRANTEE'S NAME AND ADDRESS
After recording return to:
DONALD WAGNER
412 High Street
Klamath Falls, OR
NAME, ADDRESS, ZIP
Until a change is requested all our statements shall be sent to the following address:
Oregon Telco
2121 SW. 4th
Portland, OR
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 3:56 o'clock PM, and recorded in book M78 on page 14625 or as file/reel number 51335. Record of Deeds of said county. Witness my hand and seal of County affixed.
Wm. D. Milne
Recording Officer
By Bernadette Deloch Deputy
Fee \$3.00