

51898

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STEVE ALLEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PACIFIC WEST MORTGAGE CO., an Oregon corporation, 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 6, Block 25, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon

78 JUL 18 PM 3

(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 City Improvement #247, Card 15, docketed 11/15/74, balance \$865.39 plus interest, 1977-78 taxes-\$317.07 plus interest, 1976-77 taxes-\$324.41 plus interest, 1975-76 taxes-\$86.20 balance, plus interest. 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 \$8,658.00. However, the actual consideration consists of ~~other property~~ value given or promised which is ~~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 14 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)

Steve Allen

STATE OF OREGON,

County of Klamath

ss.

July 14, 1978.

STATE OF OREGON, County of _____

ss.

Personally appeared _____

and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the secretary of _____

Personally appeared the above named STEVE ALLEN

and acknowledged the foregoing instrument to be _____

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:

DONNA K. RICK

NOTARY PUBLIC-OREGON

My Commission Expires 12/1/79

My commission expires:

Notary Public for Oregon

My commission expires:

Steve Allen and Ada Allen
4441 Austin
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Pacific West Mortgage Co.
P. O. Box 497
Stayton, Oregon 97383

GRANTEE'S NAME AND ADDRESS

Pacific West Mortgage Co.
P. O. Box 497
Stayton, Oregon 97383

NAME, ADDRESS, ZIP

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

Bruce and Linda Matheney
1904 Johnson
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 18th day of July, 1978, at 3:55 o'clock P.M., and recorded in book N78 on page 15503 or as title/recd number 51898. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Bernice A. Skelton Deputy

Fee \$3.00

#1668cc