

51960

WARRANTY DEED

Vol. 11309 Page 15590

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

KNOW ALL MEN BY THESE PRESENTS, That BRIAN DALE SCHMITZ and JANICE GAY SCHMITZ, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL N. SCHULZ and JAMIE F. SCHULZ, 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:

Lot 7, Block 40, BUENA VISTA 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.

(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 \$ 27,000.00

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 19th 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)

Brian Dale Schmitz
Brian Dale Schmitz

Janice Gay Schmitz
Janice Gay Schmitz

STATE OF OREGON,
County of Klamath } ss.
JULY 19th, 1978

STATE OF OREGON, County of _____, 19____.

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)

(OFFICIAL SEAL)

Reed A. Page
Notary Public for Oregon

My commission expires: 4/24/81

Notary Public for Oregon

My commission expires:

Brian Dale and Janice Gay Schmitz

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of July, 1978, at 3:24 o'clock P. M., and recorded in book M78 on page 15590 or as file/reel number 51960, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By [Signature] Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS
Paul N. and Jamie F. Schulz
3817 Bristol
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal
540 Main
City
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Paul N. and Jamie F. Schulz

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE