FORM No. 673—WARRANTY DEED (Individual or Corporate).
1-1-74

52111

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

WARRANTY DEED

Vol. M78 Page 15879

KNOW ALL MEN BY THESE PRESENTS, That JACK H. ROBERTS and KARIN W. ROBERTS as tenants by the entirety *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* CLINTON D. GARDNER and AUDREY K. GARDNER, as tenants by the entirety *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 8 in Block 8 ELDORADO 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

'78 JUL 21 PM 3 27

(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 easements or restrictions of record, common to the area or apparent on the face of the land *except,*

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. *and that*

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 48,800.00 JR KR

~~(Here comes the actual consideration, consisting of or including other property or value given or promised which is part of the consideration (indicate which).~~ (The whole consideration is expressed in the money paid.)

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, *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)

Jack H. Roberts

Karin W. Roberts

STATE OF OREGON,
County of Klamath } *ss.*
JULY 19TH, *19* 78.

Personally appeared the above named Jack H. Roberts and Karin W. Roberts *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Gerald A. Page

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 4/24/81

STATE OF OREGON, County of ..... *) ss.*
....., *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* ..... *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:

Notary Public for Oregon (OFFICIAL SEAL)
My commission expires:

Jack H. and Karin W. Roberts

GRANTOR'S NAME AND ADDRESS

Clinton D. and Audrey K. Gardner
P. O. Box 444
Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSL

NAME, ADDRESS, ZIP

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

KFFSL
540 Main
KFO

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 21st *day of* July, *19* 78, *at* 3:27 *o'clock* P.M., *and recorded in book* M78 *on page* 15879 *or as file/reel number* 52111, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Wm. D. Milne *Recording Officer*
By Pamela J. Lilith *Deputy*

Fee $3.00