

4A 39-15831-D

1-1-74

52434

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LYDIA ALT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FORREST M. BREITHAUP and MARGUERITE F. BREITHAUP, 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 Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 1, Tract No. 1085, COUNTRY GREEN, in the County of Klamath, State of Oregon.

Subject to regulations, including levies, liens and utility assessments of the City of Klamath Falls;

Subject to regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

Subject to reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

(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 hereinabove set forth;

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 \$ 6,675.00.

~~However, the actual consideration consists of an undivided interest in real property of value given or provided which is the true consideration for the transfer of the above premises, to-wit: the premises described in the foregoing deed.~~

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 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.

Lydia Alt

(If executed by a corporation, affix corporate seal)

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

Personally appeared the above named LYDIA ALT

and acknowledged the foregoing instrument as her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7/28/82

STATE OF OREGON, County of) ss.

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)

Notary Public for Oregon

My commission expires:

LYDIA ALT

GRANTOR'S NAME AND ADDRESS

FORREST M. BREITHAUP and MARGUERITE F. BREITHAUP,

GRANTEE'S NAME AND ADDRESS

After recording return to: TA cloma

NAME, ADDRESS, ZIP

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

FORREST M. BREITHAUP and MARGUERITE F. BREITHAUP, 12450 Hwy. 39, Klamath Falls, OR 97601.

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 27th day of July, 1978, at 3:31 o'clock P.M., and recorded in book 1178 on page 16394 or as file/real number 52434. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. J. Hine Recording Officer
By Debra A. Hine Deputy

Fee \$3.00