

52911

WARRANTY DEED

Vol. 78 Page 17181

KNOW ALL MEN BY THESE PRESENTS That Walter E. Boggs, Bettie M. Boggs,
John W. Hylton and Audrey N. Hylton

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Walter E. Boggs and Bettie M. Boggs

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:

N½ Lot #22: S½ W½ E½ S½ NW¼ SW¼ Section 10, TWP25S, R6E, W.M.

Subject to a thirty foot (30 ft.) wide easement along North boundary for mutual roadway and all other roadway purposes. Subject to easement for power utility use.

Subject to reservations and restrictions of record.

(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

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 \$ 1,725.00

(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 Sunday of August, 1978; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Clatsop, ss.
August 2, 1978

Personally appeared the above named

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

(OFFICIAL SEAL)

Before me:

James J. Bleson
Notary Public for Oregon
My commission expires: May 22, 1979

STATE OF OREGON, County of Clatsop, ss.

Personally appeared Bettie M. Boggs and John W. Hylton, 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
My commission expires:

(OFFICIAL SEAL)

Walter E. Boggs, Bettie M. Boggs, John W. Hylton and Audrey N. Hylton
Hylton address: 3200 Wood Avenue, Eugene Ore. 97402
To

Walter E. Boggs and Bettie M. Boggs

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Walter E. Boggs
2022 Lombard Avenue
Springfield, Oregon 97477
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Walter E. Boggs
2022 Lombard Avenue
Springfield, Oregon 97477
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 7th day of August, 1978, at 9:59 o'clock AM, and recorded in book 1178 on page 17181 or as file/reel number 52911, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Bernetha H. Hirsch Deputy

Fee \$3.00