

1-1-74

53134

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DENIS EUGENE HODGES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL E. CROY and LINDA F. CROY, 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 2 and N $\frac{1}{2}$ of Lot 3 in Block 20 of THE CITY OF MERRILL, 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

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 \$17,500.00

~~THE GRANTOR HEREBY CERTIFIES THAT THE FOREGOING INSTRUMENT IS THE TRUE AND ACTUAL INSTRUMENT OF THE GRANTOR AND THAT THE GRANTOR HAS NOT SIGNED ANY OTHER INSTRUMENT OF THE SAME OR SIMILAR NATURE.~~

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 1 day of May, 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.

Denis Eugene Hodges

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
May 1, 1978.

Personally appeared the above named
Denis Eugene Hodges

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

Before me,
(OFFICIAL SEAL) *Wm. D. Milne*
Notary Public for Oregon
My commission expires: 5/2/80

STATE OF OREGON, County of) ss.
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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 be-
half 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)

Denise Eugene Hodges

P. O. Box 225

Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

Carl E. Croy and Linda F. Croy

5440 Sylvia Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

PARKS & RATLIFF, Attorneys at Law

P. O. Box 528

Merrill, OR 97633

NAME, ADDRESS, ZIP

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

Carl E. Croy and Linda F. Croy

5440 Sylvia Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
10th day of August, 1978,
at 9:38 o'clock A.M., and recorded
in book M78 on page 17527 or as
file/reel number 53134.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By *Bernetha Sheth* Recording Officer
Deputy

Fee \$3.00